

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

<b>Item No.</b>	<b>Applicant</b>	<b>Parish</b>	<b>Reference No.</b>
1	Mr N Melton	HOCKERING	3PL/2007/1449/O
2	Beres Developments Ltd	WRETHAM	3PL/2007/1569/F
3	Kester Cunningham John	WATTON	3PL/2007/1595/F
4	Land & New Homes	NORTH ELMHAM	3PL/2007/1688/O
5	Flagship Housing Group	THETFORD	3PL/2007/1767/F
6	MSM Property Services Ltd	DEREHAM	3PL/2007/1783/F
7	Miss T Mays	LITTLE ELLINGHAM	3PL/2007/1796/F
8	Norfolk Homes Ltd	DEREHAM	3PL/2007/1800/D
9	Mr & Mrs T Partridge	YAXHAM	3PL/2007/1816/F
10	H G Developments	THETFORD	3PL/2007/1890/LB
11	Mr & Mrs C Smith	YAXHAM	3PL/2007/2002/F
12	Hastoe Housing Association	ASHILL	3PL/2007/2038/F

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

<b>ITEM</b>	<b>1</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/1449/O	
<b>LOCATION:</b>	HOCKERING Mattishall Road	<b>APPN TYPE:</b> Outline <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr N Melton c/o agent	
<b>AGENT:</b>	Paul Took Planning 60 Neatherd Road Dereham	
<b>PROPOSAL:</b>	Replacement of caravans with two dwellings	

### **KEY ISSUES**

1. Principle of allowing permanent non-restricted residential development outside Settlement Boundary.
2. Potentially contaminated land.
3. Precedent concerns.

### **DESCRIPTION OF DEVELOPMENT**

Outline planning permission is sought for the erection of two dwellings on the site, following the removal of the three caravans which have the benefit of an established use. All of the matters such as layout, appearance and landscaping etc are reserved for the detailed submission stage.

### **SITE AND LOCATION**

The application site is located on Mattishall Road in Hockering just to the south-west of the A47, which separates the site and surrounding land and properties from the main part of the village of Hockering. For the purposes of the Development Plan the site is located outside the Settlement Boundary. The site is long and thin and gently slopes down from the road in a southerly direction. The site is bounded by a coppice to the west, a line of trees to the east and a partial line of trees to the north along the road frontage. The site currently contains three caravans (two of which are in residential use) a stable building, a storage building and a significant amount of reclaimed/building materials. It should be noted that the site is a registered scrap dealers yard, but has latterly been used for the storage of reclamation and builders materials. To the south of the site, directly adjacent the application site area, is a paddock.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **RELEVANT SITE HISTORY**

The application site has been occupied by residential caravans since the early 1960s and the site has also operated as a scrap metal site since 1971. In 1962, an outline planning application for a bungalow at the site was refused.

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development

PPS3: Housing

PPS7: Sustainable Development in Rural Areas

HOU.6 Residential development will not be permitted outside of Settlement Boundaries unless it is justified for agriculture, forestry, recreation, tourism or the expansion of existing facilities.

### **CONSULTATIONS**

HOCKERING P C

Concerns re access - wider splay needed. Outside village guidelines but this replaces existing dwelling. Concerns that 3 houses are too big an increase. This would be the maximum that would be agreeable to the Parish. Concerns that houses fit in with the landscape - not too tall and the Parish ask for an input on the style and materials to be used. We do not want a housing estate here. We understand that the business is being converted to domestic use

COUNCIL'S CONTAMINATED LAND OFFICER - No objection in principle but suggests conditions requiring ground survey work, remediation, etc.

HIGHWAY AUTHORITY - Given that the two proposed dwellings are sought as a replacement to the existing caravans - no objection subject to conditions.

NATURAL ENGLAND - Does not appear to have implications for Site of Special Scientific Interest

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **ASSESSMENT NOTES**

- \* This application is referred to the Development Control Committee for determination at the request of the Ward Member.
- \* Strictly speaking, the proposed scheme is contrary to policy in that permission is sought for two permanent dwellings in the countryside without any agricultural, rural business or rural leisure use justification. However, there is a long-established use for three residential caravans at the site, together with a scrap yard use.
- \* The Authority has no powers to remove these existing uses from the site in the interests of visual amenity. Approval of this proposal would result in a net environmental/visual amenity gain by tidying up the site and replacing the caravans, somewhat tatty storage buildings and materials storage with two purpose-built dwellings.
- \* The applicant will obviously gain financially by securing permission for two permanent dwellings on the site, but that is not a material planning consideration in this case.
- \* Approval of this application is likely to result in increased pressure on the Authority to allow the road frontage between the application site and 'Hillview' (the nearest dwelling to the north-east) to be developed. However, the justification for allowing the erection of two dwellings on the application site relates to a set of exceptional circumstances, the likes of which could not be repeated in the locality. In any case, it is an established planning system principle that every application be determined on its own merits.
- \* Unless/until a pedestrian link can be provided between this section of Mattishall Lane with the 'built-up' area of Hockering north of the A47, it is unlikely that the Authority would look favourably on any further proposal for residential development at this locality without any specific and strong justification.
- \* Whilst there are known to be filled quarries in the vicinity of the application site, the extent of these are believed to (at a worst-case scenario) extend into the southern half of the application site. As such, given that it is considered that any dwelling provided on the site should be positioned adjacent the road frontage, it is considered acceptable to deal with the issue of contamination from both the historic land use and the more recent scrap yard use, by means of suitably worded precautionary conditions.

### **RECOMMENDATION**

**Outline Planning Permission**

### **CONDITIONS**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

- 3005** Outline Time Limit (3 years)
- 3058** Standard Outline Condition
- 3060** Standard outline landscaping condition
- 3048** In accordance with submitted AMENDMENTS
- 3100** Wall materials
- 3102** Roofing materials
- 3405** Fencing/walls - details and implementation
- 3414** Fencing protection for existing trees
- 3920** Existing caravans to be removed
- 3920** Existing buildings etc to be removed
- 3750** Vehicular access to be provided
- 3750** Visibility splays to be provided
- 3750** On site parking/turning
- 3920** Contaminated Land desk study
- 3920** Remediation scheme
- 3920** If contamination found during development
- 3998** NOTE: Reasons for Approval
- 3994** Desk study standards

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

<b>ITEM</b>	<b>2</b>	<b>REPORT TO COMMITTEE</b>
<b>REF NO:</b>	3PL/2007/1569/F	
<b>LOCATION:</b>	WRETHAM Stonebridge Camp Thetford Road Stonebridge	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Beres Developments Ltd Queen Street Chambers 68 Queen Street	
<b>AGENT:</b>	Drivers Jonas Cornwall Court 19 Cornwell Street	
<b>PROPOSAL:</b>	Devt of Stonebridge Camp inc. removal of all buildings & erection of 27 dwellings (2,3, 4 & 5 bed units) & assoc. work	

**CONSULTATIONS**

**RECOMMENDATION**

No recommendation made

1950 SEE MAIN AGENDA ITEM

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

<b>ITEM</b>	<b>3</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/1595/F	
<b>LOCATION:</b>	WATTON 1 High Street	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> Commercial Area <b>CONS AREA:</b> Y <b>TPO:</b> Y <b>LB GRADE:</b> Adjacent Grade 2
<b>APPLICANT:</b>	Kester Cunningham John c/o agent	
<b>AGENT:</b>	Pelorus 1 Collins Way Rashes Green	
<b>PROPOSAL:</b>	Conversion & extension of existing building to form 13 new apartments	

**KEY ISSUES**

1. Design
2. Effect on Conservation Area and adjacent Listed Building
3. Effect on residential amenity
4. Access and parking provision

**DESCRIPTION OF DEVELOPMENT**

Planning permission is sought for the conversion of the existing building into three flats and the erection of a linked extension to the existing building to contain a further ten flats. The breakdown of accommodation to be provided is as follows:

- 3 No one bedroom flats
- 9 No two bedroom flats
- 1 No three bedroom flat

The application has been amended since submission in respect to design-related concerns by officers in the following ways:

- Removal of a three storey stairwell link between the existing building and the provision of a shortened proposed extension and the replacement of the three storey link with a single storey glazed link.
- Retention of the northern-most single storey element/wing to the existing building.
- Lowering of the ridge and eaves height to the proposed extension together with the lowering of the ground level of the proposed extension to achieve an additional reduction in overall height.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **SITE AND LOCATION**

This 0.15 ha. site is prominently located on the corner of the High Street with Cadman Way, opposite the Queens Hall to the east. The site is located within the Watton Conservation Area and Willow House, located immediately to the west of the site is a Grade II Listed Building used as a free house/restaurant. The existing building (last used as a solicitor's office by the applicants) fronts onto the High Street, has a mature landscaped formal front garden area and a hard-surfaced car park to the rear, accessed off Cadman Way. There is a single-storey roofed outbuilding within the site (last used as a dental laboratory) and a pitched roof single storey extension to the existing building both of which are to be demolished as part of the proposed scheme, neither having any architectural or historic merit/interest.

### **RELEVANT SITE HISTORY**

In 2007, Conservation Area Consent was granted for the demolition of the existing single-storey outbuilding, subject to conditions, inter-alia, to protect the existing trees/shrubs on site. Application 3PL/2007/1596/CA refers.

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development

PPS3: Housing

PPG15: Planning and the Historic Environment

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

### **CONSULTATIONS**

WATTON TOWN CLERK

No Objection.

HIGHWAY AUTHORITY - Views to be reported verbally.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - No objections subject to the imposition of appropriate tree/shrub safeguarding conditions.

COUNCIL'S HISTORIC BUILDINGS OFFICER - Raises concerns regarding details of the scheme and that the western elevation will appear blank and bulky. The site is considered to have potential for a more innovative/contemporary scheme.

COUNCIL'S BUILDING CONTROL SURVEYOR - No objections

POLICE ARCHITECTURAL LIAISON OFFICER - requests consideration be given to appropriate lighting to the car parking areas and access control at the entrance.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **REPRESENTATIONS**

A local resident has raised concerns about changes to this important building in the High Street to create small units of accommodation when family homes or conversion for commercial use would be more appropriate.

Any further representations will be reported verbally.

### **ASSESSMENT NOTES**

- \* This proposal is referred to the Development Control Committee for determination as it is a 'Major' application, the number of residential units proposed exceeding 10.
- \* This proposal has been the subject of extensive pre-application discussions with officers and generally accords with the advice expressed at that time.
- \* The proposed scheme has been amended since submission to address specific concerns raised by officers concerning the height/scale of the new building and the need to retain all the original elements of the existing building.
- \* The design approach adopted by the applicant is traditional in form and might be argued to take a pastiche form. However, there are any number of design approaches which could be appropriately used in the development of this site and the chosen approach, whilst disappointing in a way, in that it doesn't make use of contemporary (and thereby more sustainable) architectural form and building materials, does in reality represent a valid and acceptable design response.
- \* The proposed development, with its new and old character, would form a landmark building at this prominent corner in the Watton Town Centre and Conservation Area.
- \* It would provide 13 high quality flats in an attractive landscaped environment at a highly sustainable location in the centre of town.
- \* It is also considered to pass the required test in respect of new development within Conservation Areas, of either preserving or enhancing the character of the area.
- \* There is no policy objection to the change of use of this site from commercial to residential. The proposed scheme would contribute significantly to the Authority's overall housing provision target, representing a windfall (ie non-allocated site) gain.
- \* In spite of being located at a sustainable town centre location, the scheme usefully provides for 100% parking provision ie one parking space per flat. No provision is made for visitor parking but public car parking is available just across the other side of the High Street.
- \* The proposed development has been thoughtfully devised to protect the amenity of surrounding properties and create a building with a harmonious appearance in a landscaped setting.
- \* The proposed facing and roofing materials would harmonise with the red brick and slate of the existing building and the surfacing materials would be of complementary permeable materials.
- \* The proposed development includes a purpose built covered bin store and cycle store in accordance with best practice requirements and adopted county-wide parking standards. These are located on the site layout plan at the top right corner of the site adjacent the access and to the left of the existing building next to the garden footpath.
- \* Notwithstanding the Historic Building Officer's view, the proposed scheme, whilst not innovative/adventurous in its design approach and whilst failing to incorporate the most sustainable building materials/systems, does represent an effective way of developing the site and, on balance, is considered acceptable.

### **RECOMMENDATION**

**Planning Permission**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

**CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3108** External materials & brickwork panel to be approved
- 3102** Roofing materials
- 3131** Window details to be agreed
- 3124** External joinery to be finished white
- 3131** Glazed link details to be agreed
- 3404** Surfacing of parking etc-details and construction
- 3408** Landscaping - details and implementation
- 3412** Trees/hedges to be retained
- 3414** Fencing protection for existing trees
- 3415** Trees and hedges
- 3504** No power tools to be used outside specified hours
- 3548** Full details of external lighting
- 3920** Existing outbuilding & extension to be demolished
- 3920** Bin and cycle storage building details to be provided
- 3750** Any highway conditions
- 3998** NOTE: Reasons for Approval
- 3987** NOTE: Underground services near trees
- 3990** NOTE: re. land ownership rights
- 3539** Note Re Asbestos

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

<b>ITEM</b>	<b>4</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/1688/O	
<b>LOCATION:</b>	NORTH ELMHAM Site adjacent 7 Station Road	<b>APPN TYPE:</b> Outline <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Land & New Homes 30 Market Place Dereham	
<b>AGENT:</b>	Parsons & Whittleby Ltd 1 London Street Swaffham	
<b>PROPOSAL:</b>	Proposed residential development site	

### **KEY ISSUES**

1. Impact upon the character and appearance of the surrounding area
2. Highway safety
3. Trees
4. Neighbour amenity
5. Affordable housing and other contributions
6. Drainage.

### **DESCRIPTION OF DEVELOPMENT**

The application seeks outline planning permission for a residential development with all matters reserved, with the exception of means of access. An indicative layout has been submitted in support of the application; this makes reference to the provision of 21 dwellings. This number is also referred to within the Design and Access Statement.

### **SITE AND LOCATION**

The site is a large assymmetric parcel of land that is currently vacant. It is free from buildings and is accessed via Station Road which runs parallel to the southern boundary of the site. To the east and south of the site are existing residential dwellings and to the west are commercial premises, disused station building, platform and track. There are some mature trees to the rear part of the site.

### **RELEVANT SITE HISTORY**

3PL/1990/0423 3 temporary portacabins used for office space. Approved.  
3PL/1990/0137 Change of use to manufacture of GRP products. Approved.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development

PPS3: Housing

HOU.4 Within the Settlement Boundaries of villages identified for Individual dwellings or small groups of housing, development will be permitted where it will enhance the form, character and setting of the village.

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

### **CONSULTATIONS**

NORTH ELMHAM P C

Comments please see letter on file.

NORFOLK CONSTABULARY - Request financial contribution.

No objection subject to revisions and conditions attached to any approval.

NETWORK RAIL - No objection.

NORFOLK COUNTY COUNCIL - Require financial contributions ie education and library services.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - no objection subject to conditions.

Detailed design should consider adjacent railway line, despite it not being used ie position of windows, mechanical trickle ventilation.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection subject to conditions.

COUNCIL'S ENVIRONMENTAL PLANNING OFFICER - No objection subject to affordable housing contribution.

COUNCIL'S HOUSING ENABLING AND PROJECTS OFFICER - 6 Affordable units are considered appropriate.

NORFOLK INTERNAL DRAINAGE BOARD - their prior consent may be required dependant on run-off method used.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - A more detailed assessment of the trees should be provided.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **REPRESENTATIONS**

Neighbour concerns expressed on the following grounds:

Density is too high, sewage problems in the locality, road network is inadequate, surface water and foul water drainage concerns, highway safety and pedestrian concerns and local services will be placed under pressure.

### **ASSESSMENT NOTES**

- \* The application is reported to Committee as it is a major development.
- \* The site is located within the Settlement Boundary for North Elmham and as such the principle of re-development is acceptable.
- \* In terms of the highway implications of the scheme, the Highway Authority have confirmed that it has no fundamental objection to the scheme, subject to minor revisions relating to the access and road configuration. Amended plans are awaited.
- \* In terms of the impact of the proposal upon the character and appearance of the locality, Whilst all other matters are reserved other than access, the applicant has provided an indicative plan which demonstrates that the site is capable of accommodating a residential development of the scale illustrated; 21 dwellings. This equates to approximately 28 dwellings per hectare, which is broadly compatible with PPS3 which requires the efficient use of land for residential development and indicates a minimum threshold of 30 dwellings per hectare balanced against securing a development appropriate to the surrounding area and having regard to site constraints ie trees. It is considered that the plan demonstrates that the site is capable of accommodating a development of the scale proposed. However, any detailed scheme may differ from this in the interests of good design.
- \* By virtue of the scale of development, a number of financial contributions are required. This will necessitate the completion of an appropriately worded Section 106 agreement which the applicant is willing to enter into. Furthermore, the applicant has agreed to provide 6 affordable units on-site to the satisfaction of the Local Planning Authority which will also be included within the Section 106 agreement. This will contribute towards addressing the concerns of residents regarding the development placing strain upon local services.
- \* Concerns over drainage have been raised. Norfolk Internal Drainage Board have confirmed that they have no fundamental objection to the proposal, however, it is considered appropriate to require full details of foul and surface water drainage methods to be agreed prior to commencement of development in order to address these concerns.
- \* There is a disused railway track to the west of the site. As a result of this Network Rail were consulted and they have confirmed that they have no objections. Furthermore, Environmental Health have also been consulted and concluded that they have no fundamental objection subject to conditions relating to the exact design and position of the dwellings (which will be secured at reserved matters stage) in relation to the adjacent railway track and the commercial units which lie beyond.
- \* In conclusion, subject to the applicant entering into a Section 106 Legal Agreement, the proposal meets with relevant planning policy and as such is recommended for approval.

### **RECOMMENDATION**

**Outline Planning Permission**

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **CONDITIONS**

- 3005** Outline Time Limit (3 years)
- 3058** Standard Outline Condition
- 3060** Standard outline landscaping condition
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3402** Boundary screening to be agreed
- 3750** Detailed plans of roads, footway, foul/surface water
- 3750** No works to be carried out/other than accordance with plans
- 3750** Roads & footway constructed to binder course level
- 3750** Estate road junction with Station Road laid out, constructed
- 3920** Time restriction for power tools, vehicles or machinery
- 3920** No burning of waste material on site
- 3920** Time restrictions for vehicles bringing material onto site
- 3920** Asbestos/hazardous materials disposed off
- 3802** Precise details of surface water disposal
- 3804** Precise details of foul water disposal
- 3944** Contaminated Land - Desk top study
- 3943** Contamination found during development
- 3994** Subject to Section 106 Legal Agreement
- 3998** NOTE: Reasons for Approval
- 4000** Saved Local Plan Policies

SCHEDULE ITEM 4.  
OR

**North Elmham Parish Council**

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**Chairman:**

**Colin J. Groom**

Shrublands, Eastgate Street, North Elmham  
Dereham, Norfolk NR20 5HF  
Tel/Fax: (01362) 668556

**Clerk:**

**John A. Lee, DMS**

The Birches, Eye Lane,  
East Rudham, Norfolk, PE31 8RH  
Tel/Fax: (01485) 528088

Development Services Department  
Breckland Council  
Elizabeth House  
Walpole Loke  
Dereham, Norfolk, NR19 1EE

10<sup>th</sup> December 2007

Dear Sir/Madam,

3PL/2007/1688/0 (Land & New Homes)

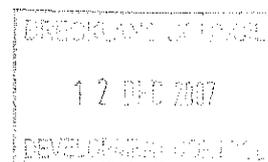
On Saturday 8<sup>th</sup> December, the Parish Council - accompanied by a large number of parishioners and the applicant (Mr H S Thompson) - carried out a site meeting.

The Parish Council is not averse to some development of the land in question. However, in view of the proposal to erect 21 homes on this site, they wish to express the following concerns:

(a) Highways Access/Egress. It is understood that it is the intention to narrow the B1145 significantly in order to accommodate the splays on either side of the access road. The Norfolk County Council *Safe Route to School*, which was created a number of years ago, crosses the B1145 (Station Road) at this point before turning into Eastgate Street. In view of the proposed alterations to the road layout and the greatly increased traffic activity once this development is completed, the Parish Council believes that a light-controlled pedestrian crossing should be installed as part of the works and that a pedestrian access across the tracks should be created inside the crossing gates on the north side, rather than on the road side.

(b) Drainage & Sewerage. This area of the village has long suffered from drainage problems and many homes in Wensum Drive and along the north side of Station Road have often experienced garden and lower floor flooding from raw sewage during periods of heavy rain. If the system cannot cope at the moment, how much worse would it get with a further 21 properties linked up? The Parish Council assumes that it is part of the planning process to consult Anglian Water about such matters!

(c) Village Services. The village school and surgery are already under significant pressure from numbers. A further 21 properties containing, say, 60+ people of various ages will increase this pressure still further. Are such matters considered when large developments are permitted in small villages?



(d) Mid-Norfolk Railway. The detailed plans for this project include the provision of a platform and ticket office for the Mid-Norfolk Heritage Railway, which has aspirations to re-open the line from Dereham to County School, through North Elmham. The Councillors are concerned that this proposal makes no provision whatsoever for car parking at the railway. They simply ask the question as to where passengers will park when using the train (bearing in mind that this site is a considerable walking distance from most of the village). It is understood that the applicant owns land to the south-west of the crossing, which might make a suitable area for car parking.

Yours faithfully,



John A. Lee  
Clerk to the Parish Council

Copy to: Mr W Borrett, District Councillor (Upper Wensum Ward)  
Mrs I Floering Blackman, County Councillor (Elmham & Mattishall Ward)



## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

<b>ITEM</b>	<b>5</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/1767/F	
<b>LOCATION:</b>	THETFORD Garage Court Fir Road opposite Beech	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Flagship Housing Group 1st Floor, The Chapel Keswick Hall	
<b>AGENT:</b>	Ingleton Wood LLP 43 All Saints Green Norwich	
<b>PROPOSAL:</b>	Demolition of existing garages for the redevelopment of 5 dwellings and associated parking	

### **KEY ISSUES**

1. Impact upon trees
2. Character and appearance of the existing streetscene
3. Neighbour amenity
4. Highway safety with particular regard to off-road parking provision

### **DESCRIPTION OF DEVELOPMENT**

The application seeks full planning permission for a total of five new dwellings, consisting of a pair of semi-detached two storey dwellings and a terrace of three two storey residential dwellings, with the provision of 19 off-road parking spaces. The development would involve the demolition of an existing garage forecourt which currently provides 17 garage spaces. The site is accessed via the adjacent Fir Road carriageway.

### **SITE AND LOCATION**

The site at present consists of two distinct elements. Firstly, an existing garage forecourt forms the north eastern part of the site and the remainder of the site is laid to grass with a number of mature trees. This area is at present used for informal/unauthorised off-road parking by local residents. To the north west of the site is the existing Fir Road carriageway, to the north east is an area of mature trees and to the south and south west are existing residential dwellings.

### **RELEVANT SITE HISTORY**

No relevant site history

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development

PPS3: Housing

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

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

### **CONSULTATIONS**

THETFORD T C

The Committee wanted the Trees and Landscape Officer to propose protection through TPOs of an appropriate number of trees.

The Committee wanted there to be an additional parking provision to that envisaged under the scheme, given the loss of significant garage space.

HIGHWAYS AUTHORITY - Revised comments awaited.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - No objection subject to conditions regarding tree protection and inclusion of bollards.

NORFOLK LANDSCAPE ARCHAEOLOGY - require programme of archaeological work

### **REPRESENTATIONS**

Neighbour objections have been received on the grounds of excessive noise during demolition and construction works, insufficient parking provision and loss of existing garage space.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **ASSESSMENT NOTES**

- \* The application is reported to Development Control Committee as the site is owned by Breckland Council.
- \* The site is located within the Settlement Boundary for Thetford and as such the principle of development is acceptable.
- \* In terms of the impact of the proposal in relation to the existing character and appearance of the streetscene, the position of the proposed dwellings fits in with the existing layout of the neighbouring dwellings and respects the existing sense of space which is characterised on this part of the estate. The overall size, bulk, arrangement of fenestration and external materials proposed also fits in with the existing dwellings. Furthermore, each dwelling is accompanied by adequate private amenity space.
- \* In terms of neighbour amenity, the degree of separation between the proposed dwellings and the existing dwellings, given the position and arrangement of the openings within each unit, means that existing levels of light, outlook and privacy will not be significantly compromised by the proposal.
- \* In terms of the existing mature trees on the site, the Council are at present investigating the option of issuing a Tree Preservation Order in relation to the mature trees on the site frontage. The proposed dwellings and new parking and turning area have been positioned so as to safeguard the existing prominent trees on the Fir Road frontage. Consequently the scheme has the support of the Council's Tree and Countryside Officer.
- \* The applicant has confirmed that at present 12 of the 17 existing garages are being rented out to local residents, which would be lost if this scheme goes ahead. The application provides 19 parking spaces within the development and it is considered that this is sufficient to deal with the displacement of vehicles from the existing garages and the additional vehicles which will be brought about by the five proposed dwellings and at the same time will regularise the unauthorised parking which currently occurs.
- \* In conclusion, it is considered that the proposal meets with all relevant policy requirements and as such the application is recommended for approval.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3402** Boundary screening to be agreed
- 3414** Fencing protection for existing trees
- 3415** Trees and hedges
- 3380** Archaeological work to be agreed
- 3920** Full details of bollards to be erected on site
- 3998** NOTE: Reasons for Approval
- 4000** Saved Local Plan Policies

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

<b>ITEM</b>	<b>6</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/1783/F	
<b>LOCATION:</b>	DEREHAM Rear to 1-5 Clifton Terrace	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	MSM Property Services Ltd c/o agent	
<b>AGENT:</b>	Sketcher Partnership Limited First House Quebec Street	
<b>PROPOSAL:</b>	Proposed demolition of existing garages and construction of ten flats 1 no. 2 bedroom house	

### **KEY ISSUES**

1. Scale.
2. Appearance.
3. Making the best use of previously developed land.

### **DESCRIPTION OF DEVELOPMENT**

This application proposes the erection of 8 no. 2 bed flats and 1 no. 2 bedroom dwelling on 0.084ha of land fronting onto Littlefields, Dereham. The scheme includes parking for 9 vehicles set within a courtyard. An enclosed bin store and cycle shed are to be located along the northern site boundary.

### **SITE AND LOCATION**

The application site, which was formerly part of the long rear gardens of 1-5 Clifton Terrace, has an open frontage of 27.5m and depth of 30.5m. The site has been derelict for a number of years and includes two redundant garages.

### **RELEVANT SITE HISTORY**

Planning permission was granted in April 2007 for 4 no. flats on part of the site, to the rear of Nos. 1-3 Clifton Terrace. Application reference 3PL/2007/0282/F.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development

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

### **CONSULTATIONS**

DEREHAM T C

Objection.

Comments:-

Councillors objected to this construction due to the over development of site, adverse effect on amenity of existing residents, inadequate parking provision, and potential overlooking by flats.

AMENDMENTS

Councillors raised concerns regarding the density of the development and its impact on surrounding properties.

HIGHWAY AUTHORITY - No objection.

### **REPRESENTATIONS**

3 letters have been received raising concerns in respect of traffic generation, inadequate parking provision, highway safety, overshadowing and overlooking.

### **ASSESSMENT NOTES**

\* The scheme has been designed to achieve the relatively high density development of this long vacant site without compromising local character or amenity.

\* The flats are to be provided in 2 storey blocks which are of similar scale to the dwellings along Littlefields. A first floor link has been introduced to create enclosure of the site and reduce views of the car parking area which itself is to be softened by areas of planting.

\* The rearmost block, which provides 4 no. 2 bed units set 18m west of the rear of the Clifton Terrace properties, have been designed to avoid any significant overlooking. Given the orientation and distances it is further considered that any overshadowing will be minimal.

\* The principal concerns raised by local residents relate to the inadequacy of parking provision and traffic generation in an area close to local schools and the ambulance station.

\* Given that the site lies fairly close to the town centre, the Highway Authority is satisfied with the provision of 1 space/dwelling unit and raises no objection in respect of highway safety.

\* The scheme is recommended for approval being considered to comply with the requirements of Policy HOU.2 of the Breckland District Local Plan.

### **RECOMMENDATION**

**Planning Permission**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

**CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3920** East & south facing 1st floor windows to be obscured
- 3402** Boundary screening to be agreed
- 3412** Trees/hedges to be retained
- 3920** Ground gas protection measures
- 3994** Potential ground gas generation

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

<b>ITEM</b>	<b>7</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/1796/F	
<b>LOCATION:</b>	LITTLE ELLINGHAM Land adjoining Hambledowns 5 The Green	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> Y <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Miss T Mays 47a Hargham Road Old Buckenham	
<b>AGENT:</b>	N H Building Design 18 Plasset Drive Besthorpe	
<b>PROPOSAL:</b>	New dwelling with double garage (plot 2)	

### **KEY ISSUES**

1. Neighbour amenity
2. Highway safety
3. Impact upon character and appearance of the locality
4. Landscape implications.

### **DESCRIPTION OF DEVELOPMENT**

This application proposes the construction of a single detached two storey dwelling and detached double garage within the eastern part of the existing garden which accompanies an existing dwelling known as Hambledowns. The site is accessed by a long private drive which adjoins the Attleborough Road carriageway to the west of the site. Another application has been submitted on the western part of the existing plot for a further dwelling, 3PL/2007/1797/F.

### **SITE AND LOCATION**

The plot forms the eastern part of the residential curtilage which accompanies the existing detached two storey dwelling, Hambledowns. To the south-west of the application site is the existing neighbouring dwelling, Merrydown House. To the north and east is open countryside. The application site is screened on three sides by a combination of trees, vegetation and fencing.

### **RELEVANT SITE HISTORY**

3PL/2007/1797/F Dwelling and double garage (plot 1). Pending consideration.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and Saved Policy of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development

PPS3: Housing

HOU.4 Within the Settlement Boundaries of villages identified for Individual dwellings or small groups of housing, development will be permitted where it will enhance the form, character and setting of the village.

### **CONSULTATIONS**

LITTLE ELLINGHAM P C

Objection.

Comments:- See Letter received 11 December 2007.

HIGHWAY AUTHORITY - No objection subject to a condition relating to the parking and turning areas being laid out prior to first occupation.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - No objection.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection subject to conditions relating to restrictions on the building works involved.

### **REPRESENTATIONS**

A number of neighbour objections have been received, the following is a summary of these objections:

Little Ellingham has limited facilities and services, detrimental to neighbour amenity, concerns surrounding drainage in the locality, detrimental to existing trees and vegetation, highway concerns, detrimental to the character and appearance of the locality and contrary to Policies (HOU4 and RSS ENV7).

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **ASSESSMENT NOTES**

- \* The application is presented to the Committee at the request of a Ward Member.
- \* The site is located within the Settlement Boundary for Little Ellingham and as such the principle of residential development is acceptable.
- \* In terms of the impact of the proposal upon the character and appearance of this part of the village, there are at present two existing dwellings behind the more typical road frontage arrangement and as such the construction of a further dwelling as proposed will not significantly alter the existing pattern of development. The proposed dwelling is of a size compatible with the two adjacent properties and adequate space is retained around the dwellings.
- \* In terms of neighbour amenity, the proposed dwelling is in excess of 30m away from the closest objector (Merrydown House). In addition to this degree of separation, the position and orientation of the dwelling and position of openings within it means that neither light, outlook nor privacy will be significantly compromised.
- \* In terms of highway safety, the Highway Authority have confirmed that it has no objection to the proposal subject to the attachment of a condition relating to the laying out of the parking and turning prior to first occupation.
- \* Local residents have expressed concern at the drainage issues prevalent in the locality. Environmental Health have no fundamental objection to the scheme on drainage grounds, however, they consider that details of the drainage methods should be agreed through condition.
- \* The Tree and Countryside Officer has confirmed that he has no objections to the scheme on landscape grounds.
- \* In conclusion, the proposal meets with all relevant planning policy requirements and as such is 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
- 3402** Boundary screening to be agreed
- 3802** Precise details of surface water disposal
- 3804** Precise details of foul water disposal
- 3750** Access/on site parking etc laid out, levelled etc
- 3998** NOTE: Reasons for Approval
- 4000** Saved Local Plan Policies

SCHEDULE ITEM 7  
A

## LITTLE ELLINGHAM PARISH COUNCIL

Clerk: Mrs Janet I. Parker  
(CILCA Qualified)

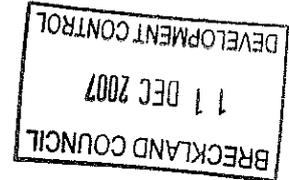
CR

Tel: 01953 850368  
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'No Way'  
Church Road  
Little Ellingham  
Attleborough  
Norfolk  
NR17 1JN

3 December 2007

Development Services Manager  
Breckland Council  
Elizabeth House  
Walpole Loke  
Dereham  
NR19 1EE



Dear Sirs

**Planning applications reference: 3PL/2007/1796/F – New dwelling with double garage (Plot 2) and 3PL/2007/1797/F – New dwelling and cart lodge (plot 1) - and both adjoining Hamble Downs, 5 The Green, Little Ellingham, for Miss T. Mays, 47a Hargham Road, Old Buckenham, Attleborough.**

Little Ellingham Parish Council called a special meeting to discuss the above applications, which resulted in an unusually large turnout of residents. Long discussions took place, with everyone present being against further development in this area. Copies of letters and information received to date are attached.

The Council's decision was a **unanimous rejection** of both applications; and the grounds for this are as follows:

- There is a recurrent drainage problem in the village and in this area in particular, with some houses already having suffered flooding. NCC Highways have done some drainage work in the area all to no avail. The water level is high.
- The developer is planning to pipe a ditch along one boundary of the site, which already carries a considerable amount of water from the area and adjacent fields, which contain several natural springs.
- For the first time, this year has seen flooding on the nearby Hingham Road, which has not happened previously, due to insufficient drainage of surface water.
- He also proposes to remove the hedge in the process.
- There is already a Tree Preservation Order on four trees on the land, with many others already removed prior to the submission of plans. Trees take up a large amount of water!

- Utilities in the area are already at a low/insufficient level. The electricity supply is at its maximum, water pressure is low, and the telephone supply is insufficient for good quality broadband reception. There is no main sewerage system.
- There are no regular bus services through the village, only the school bus service during term time.
- The access is by a 12 feet wide shared driveway between Hambledowns and Merrydown, and is unsuitable for more vehicles; there are no passing places and nowhere for pedestrians to go when meeting vehicles. This access was restricted for only the two existing properties when they were built in 1976.

Traffic flow:

- Little Ellingham already has traffic problems with the village being used as a 'rat run' to Attleborough; heavy articulated and refrigerated lorries passing through to Kerry Foods and other premises in Attleborough, with Satellite Navigation systems being the problem here.

The Plans:

- There are many inaccuracies on the plans. Boundaries are shown incorrectly – it appears that OS maps have been used. And the access is shown as wholly belonging to Hambledowns.

Village appraisal:

- In the village appraisal of 2006, the majority of residents did not think that any more housing was needed in Little Ellingham. (Breckland has two copies of the Appraisal booklet).

Little Ellingham Parish Council requests that Breckland Council **rejects** these applications.

Yours sincerely



Clerk to the Council



## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

<b>ITEM</b>	<b>8</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/1800/D	
<b>LOCATION:</b>	DEREHAM Moorgate Business Centre South Green	<b>APPN TYPE:</b> Reserved Matters <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> Y <b>LB GRADE:</b> Adjacent Grade 2
<b>APPLICANT:</b>	Norfolk Homes Ltd Weybourne Road Industrial Estate	
<b>AGENT:</b>	Les Brown Associates 1a Church Field Attlebridge	
<b>PROPOSAL:</b>	Residential development	

### **KEY ISSUES**

Layout/design

### **DESCRIPTION OF DEVELOPMENT**

Reserved matters approval is sought for the erection of 108 dwellings on land at Moorgate Business Centre, Dereham. The houses proposed would include 2 and 3 storey properties and would range in size from 1 bedroomed flats to 4 bedroomed detached houses. In total 32 units of affordable housing would be provided. Open space would be provided adjacent to an existing area of open space. A new access is proposed onto South Green, together with links to existing footpaths and cycleways.

### **SITE AND LOCATION**

The site is broadly rectangular in shape and extends to 2.69 hectares. Much of the site is occupied by a large factory building and associated hardstandings. The surrounding area is predominantly residential in character. The site is adjacent to Moorgate House, a Grade II Listed Building.

### **RELEVANT SITE HISTORY**

Outline planning permission for the residential development of the site was granted in January 2006. This permission is subject to a section 106 agreement requiring the provision of affordable housing, public open space and contributions towards local services.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development

PPS3: Housing

PPG15: Planning and the Historic Environment

### **CONSULTATIONS**

DEREHAM T C

No Objection.

Comments: Councillors had no objection but felt it was important that Dereham Town Council are consulted with regard to open spaces and cycle paths and that a commuted sum is made available for further cycle paths in the town. They would also request that the flint wall is retained.

HIGHWAY AUTHORITY - has requested a number of detailed amendments to the proposed layout.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - has commended the applicant's approach to the protection of existing trees.

COUNCIL'S HISTORIC BUILDINGS OFFICER - has raised concerns about the visual impact of the development on the setting of Moorgate House.

NORFOLK POLICE - have suggested detailed changes to the design/layout of car parking courts and pedestrian accesses.

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **ASSESSMENT NOTES**

- \* The principle of the proposed development was accepted by the granting of outline planning permission in 2006.
- \* The detailed layout and design of the development are considered to be broadly acceptable. The scale and design of the proposed houses would relate well to adjacent residential developments. The development has been designed to create varied and interesting street scenes, with distinctive buildings placed in key locations to give a sense of identity and improve legibility. The layout proposed would extend an existing area of open space to create a more usable area and provide pedestrian/cycling links with adjacent developments. Existing important trees would be retained.
- \* Car parking would be provided in part in the form of enclosed parking courts. This enables a reasonable density of development to be achieved by the use of terraced housing, without impinging on street scenes. Following negotiations, revisions are proposed to the design and layout of parking areas to minimise their visual impact and to improve security.
- \* In response to concerns raised about the setting of Moorgate House, detailed amendments to the design of adjacent flats are proposed. The dwellings immediately adjacent to Moorgate House have been designed as mews style flats over car ports and set back from the road frontage in order to improve the setting of the Listed Building.
- \* It is recommended that reserved matters approval is granted subject to conditions. It is also requested that authority be given to adopt the existing open space provided in connection with adjacent Wimpey Homes development. This would secure the long term future of this area and ensure that appropriate links can be made between the developments.

### **RECOMMENDATION**

**Approval of Reserved Matters**

### **CONDITIONS**

- 3012** Approval of Reserved Matters condition
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3403** Screen fencing &/or walling to be built
- 3750** Parking & garaging provided prior to occupation
- 3310** No alterations to lose garage
- 3994** Outline conditions and S106 terms remain in force
- 3998** NOTE: Reasons for Approval

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

<b>ITEM</b>	<b>9</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/1816/F	
<b>LOCATION:</b>	YAXHAM Hill House Mattishall Road Clint Green	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr & Mrs T Partridge c/o agent	
<b>AGENT:</b>	Stephen A.C.Bush Bramble Lodge Brick Kiln Road	
<b>PROPOSAL:</b>	Replacement of 'Hill House' with 2 detached dwellings	

**KEY ISSUES**

1. Design and layout
2. Improvement to highway safety.

**DESCRIPTION OF DEVELOPMENT**

This application proposes the demolition of a 2 storey dwelling and outbuildings and the erection of 2 one and a half storey cottages and cart-shed style garage.

**SITE AND LOCATION**

The application site of 650m<sup>2</sup> is located at the junction of Well Hill and Mattishall Road, Clint Green, Yaxham.

**RELEVANT SITE HISTORY**

No relevant site history

**POLICY CONSIDERATIONS**

This decision to grant planning permission has been taken having regard to the saved policies of the Breckland District Local Plan summarised below, and to all relevant material considerations:

PPS1: Delivering Sustainable Development

HOU.4 Within the Settlement Boundaries of villages identified for Individual dwellings or small groups of housing, development will be permitted where it will enhance the form, character and setting of the village.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **CONSULTATIONS**

YAXHAM P C

Objection

The Council took into account a letter from a concerned neighbour. The Council's feelings are as follows:

HOU.2 & HOU.4 - The development adversely affects the amenity and character of the locality and does nothing to enhance it. The amenity of the neighbouring dwelling on Well Hill will also be affected. The development site is the most prominent corner plot in Clint Green and the proposed dwellings are too far forward of the building line of all the other properties near it on Norwich Road. It is not believed that this site and its location is suitable for more than one low level dwelling.

TRA.5 - The current plan does nothing to ease the current traffic problems caused by the parking of school traffic in this area. If the development is approved, the opportunity should be taken to alter the bank alongside the Norwich Road to improve the vision splay for traffic using Well Hill. The potential number of vehicles resulting from 2 dwellings is a potential danger to highway safety.

HIGHWAY AUTHORITY – No objection subject to conditions

COUNCIL'S HISTORIC BUILDINGS OFFICER – No objection

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER – No objection subject to conditions

### **REPRESENTATIONS**

One letter of objection has been received from an adjacent occupier raising concerns in respect of overlooking, loss of outlook and loss of light.

### **ASSESSMENT NOTES**

- \* This application is referred to Committee at the request of the Ward Representative.
- \* The scheme which will require the removal of the existing range of buildings and provides 2 no. 3 bed dwellings set approximately 2 metres from the site frontage with the access re-positioned away from the junction to the southern end of the site.
- \* Whilst the Parish Council have raised concerns in respect of the position of the dwellings forward of the existing building line, a single storey building within the site currently abuts the front boundary.
- \* The setting forward of the buildings also results in a safer point of access and egress to/from the site.
- \* Given that the dwellings are 1½ storey and that first floor windows are set at reasonable distances from the adjoining occupiers' boundary, any overlooking will be minimal. Views into the rear garden of that property will be obscured by the cart shed proposed. A beech hedge is proposed along the front and side boundary.
- \* The style and appearance of the dwellings is considered in keeping with the village and the development is considered to represent an enhancement of the area.

### **RECOMMENDATION**

**Planning Permission**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

**CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3116** Roof of clay pantiles
- 3212** No additional windows at first floor
- 3302** No P.D. for extensions, roof alterations, porches
- 3413** Indicated landscaping to be implemented
- 3403** Screen fencing &/or walling to be built
- 3740** Vehicular access to NCC standard
- 3740** Access/egress as shown on plans
- 3740** Parallel visibility splays
- 3740** Access/parking etc laid out
- 3994** Works within the highway
- 4000** NOTE:Reasons for approval
- 3804** Precise details of foul water disposal
- 3920** Hours restrictions, no power tools
- 3920** No loading or unloading of vehicles
- 3994** Any asbestos or hazardous materials disposed of

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

<b>ITEM</b>	<b>10</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/1890/LB	
<b>LOCATION:</b>	THETFORD Abbey Barns Monksgate	<b>APPN TYPE:</b> Listed Build Consent <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> Y <b>TPO:</b> N <b>LB GRADE:</b> Grade II
<b>APPLICANT:</b>	H G Developments The Granary Common Road	
<b>AGENT:</b>	Purcell Miller Tritton LLP 3 Colegate Norwich	
<b>PROPOSAL:</b>	Conversion of unlisted barn to six dwellings and demolition of other unlisted buildings	

### **KEY ISSUES**

Historic building conservation.

### **DESCRIPTION OF DEVELOPMENT**

Listed Building Consent is sought for the conversion of buildings at Abbey Farm Barns to 6 dwellings. Consent is also sought for the demolition of 2 ranges of unlisted buildings. These proposals were included within the planning application submitted in June 2007, but were omitted from the associated Listed Building application. Although unlisted in their own right, the buildings affected by this application fall within the curtilage of the listed barn and cottages adjacent and therefore are subject to Listed Building control.

### **SITE AND LOCATION**

The Abbey Farm Barns complex is located within a residential area to the north of Thetford town centre. The site extends to 0.9 hectare and includes several ranges of former farm buildings grouped around a central courtyard. Two of the buildings are Grade I Listed. Part of the site is a Scheduled Ancient Monument. The site is currently vacant but was last used a depot when owned by the Council.

### **RELEVANT SITE HISTORY**

Committee approval for the conversion/redevelopment of the Abbey Farm Barns complex to create 26 dwellings was given in November 2007.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPG15: Planning and the Historic Environment.

### **CONSULTATIONS**

THETFORD T C

1. The Town Clerk was instructed to submit again the comments relating to applications 3PL/2007/1054/F and 1055/LB included in his letter of 26th October 2007 in light of their never having been referred to the members of the Development Control Committee. Town councillors were not at all happy with the reason given by a senior Breckland Council officer for this and asked for the resubmission to be addressed to the Chairman of the Development Control Committee (and copied to the relevant Executive Member).
2. The Committee had no objection to the demolition of the North East range.
3. As regards the South West range, the Committee understood the boundary wall to be of mixed flint construction and asked that this be retained with NO reduction in height.
4. The Committee wished the views of the Norfolk Historic Buildings Trust to be sought by the planning authority with the aim of maximising the integrity of the listed buildings.

COUNCIL'S HISTORIC BUILDINGS OFFICER - has raised no objection to the application.

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS - has objected on the grounds that the conversion scheme would harm the character and historic interest of the buildings. Concerns are also raised about the effect on the setting of adjacent listed buildings.

NORFOLK LANDSCAPE ARCHAEOLOGY - No further comments (comments on original scheme still stand)

### **REPRESENTATIONS**

Letters of objection have been received raising objections to the effects of the development on the character of the existing buildings and the setting of adjacent listed buildings.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **ASSESSMENT NOTES**

- \* The proposals included within this application are consistent with the conversion/redevelopment scheme approved by Committee in November 2007.
- \* The buildings proposed for demolition are considered to be of limited historic and architectural value. These buildings would be replaced by new-build dwellings which would maintain the courtyard form of the Abbey Farm Barns complex (as approved under the earlier planning application).
- \* The conversion scheme for the unlisted building to be retained has been sensitively designed to maintain as much of the original fabric and character as possible. Original features would be repaired and retained using appropriate conservation techniques. The introduction of new door and window openings has been avoided as far as practicable, in order to help maintain the agricultural and inward looking character of the buildings.
- \* As the application involves works within the curtilage of a Grade I listed building, it will be necessary to refer this proposal to the Secretary of State before consent is issued.

### **RECOMMENDATION**

**Listed Building Consent**

### **CONDITIONS**

- 3009** Listed Building Consent - Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3920** Full schedule of works submitted, prior to commencement
- 3998** NOTE: Reasons for Approval

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

<b>ITEM</b>	<b>11</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/2002/F	
<b>LOCATION:</b>	YAXHAM Land adjacent Down Ampney Well Hill	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr & Mrs C Smith Down Ampney Well Hill	
<b>AGENT:</b>	Mr & Mrs C Smith Down Ampney Well Hill	
<b>PROPOSAL:</b>	Proposed dwelling and garage	

### **KEY ISSUES**

1. Impact upon the character and appearance of the locality
2. Neighbour amenity
3. Highway safety
4. Impact upon existing trees and vegetation
5. Regard for previous application 3PL/2007/1482/F.

### **DESCRIPTION OF DEVELOPMENT**

The application seeks full planning permission for the construction of a detached chalet bungalow with an "L" shaped footprint and a detached single garage. The site is accessed via the existing private drive. The site will involve the construction of new boundary treatments to separate the plot from the existing adjacent dwelling known as Down Ampney. This application is a revised scheme following the recent refusal of 3PL/2007/1482/F.

### **SITE AND LOCATION**

The site is an assymetric shaped plot which presently forms part of the residential curtilage to Down Ampney, which is a detached chalet style dwelling. Access to the site is provided via an existing private drive which serves existing properties. To the east, south and west of the application site are dwellings and their gardens and to the north is open countryside. In the north eastern corner of the plot is an existing walnut tree. The boundaries to the site are delineated in part by vegetation and in part by fencing.

### **RELEVANT SITE HISTORY**

- 3PL/2007/1482/F Construction of dwelling and garage. Refused.  
3PL/2007/1104/F Construction of dwelling and garage. Withdrawn.  
3PL/2003/0545/F Extension, loft conversion and alterations to double garage. Approved.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1 - Delivering Sustainable Development

PPS3 - Housing

HOU.4 - Within the Settlement Boundaries of villages identified for individual dwellings or small groups of houses, development must enhance the form and character and setting of the village.

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

### **CONSULTATIONS**

YAXHAM P C

Objection

There appears to be a difference of opinion about how big land is and size of property as the photographs may be misleading. Although the developer has done his best to try to satisfy the concerns of neighbours, it is still felt that this development is backfill and does not conform to HOU.4 as it does nothing to enhance the form and character of the setting, as it is too urban. This additional dwelling constitutes over-development of a village setting.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - It is important to retain the hedge between the settled land and the adjacent agricultural landscape. The proposal leaves only 2m between the proposed dwelling and the hedge and it is doubtful that this is sufficient to allow both to co-exist peacefully.

HIGHWAY AUTHORITY - No objection subject to a condition requiring the completion of the access and on-site parking and turning being constructed in accordance with the approved plan and retained for that purpose thereafter.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection subject to conditions restricting when construction works are undertaken and no burning of materials to be undertaken on-site.

### **REPRESENTATIONS**

Neighbour objections have been received which set out the same concerns as previously raised, these are summarised below:

Detrimental to health of the adjacent trees; whilst the dwelling has been made marginally smaller, it is still higher than adjacent bungalows and would be detrimental to outlook and result in a loss of view; the removal of the conservatory from the scheme was never a concern and this could be built on after occupation under permitted development allowances; the access is narrow and difficult for vehicles to manoeuvre; how would emergency vehicles cope with this; no provision for storage, sheds, oil tanks etc has been made; it is an overdevelopment and backfill development which would be detrimental to the existing countryside area; it will set a precedent for similar proposals locally; the introduction of a wall around the site would be out of character; rooflights would overlook neighbouring properties; the scheme would cause a loss of sunlight; the existing driveway is in poor condition; heavy plant needed for the development would be a nuisance and additional vehicle movements are a concern.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **ASSESSMENT NOTES**

- \* The application is reported to Committee given that the previous application in relation to this site was refused by the Development Control Committee.
- \* The site is located within the Settlement Boundary, and as such the principle of residential development is acceptable in accordance with Policy HOU4.
- \* In terms of the impact of the proposal upon the character and appearance of the locality, this part of Well Hill is not characterised by exclusively road frontage development with both Tolpenni and Down Ampney positioned to the rear of dwellings fronting Well Hill. For this reason it is considered that the positioning of a dwelling immediately adjacent to Down Ampney would not be out of character with the existing locality. In terms of the dwelling type proposed, the scheme has been amended from the previous refusal (3PL/2007/1482/F) by virtue of a reduction in the ridge height from 6m to 5m, hipped roof as opposed to gables, reduced footprint from 84.75m<sup>2</sup> to 80m<sup>2</sup>, reduction in width of the garage from 3.5m to 3m, 1 dormer window as opposed to 3 and an increased turning area available to users of the private drive. It is considered that it relates adequately to the locality in terms of scale, height and mass. Details of materials will be required to be agreed with the Local Planning Authority via planning condition. In addition, the site also provides adequate private amenity space and on-site parking & turning and as such cannot be considered to be an overdevelopment of the site.
- \* In terms of neighbour amenity, the proposed dwelling is positioned 30 metres (previously 28m) from the neighbouring properties to the south (Hills Folly and Christmas Cottage) and 37 metres (previously 33m) from the neighbouring dwelling to the south west (Tolpenni) which, given its chalet style composition and inclusion of no openings in the southern elevation at first floor level, will result in adequate levels of light, outlook and privacy being retained.
- \* In terms of highway safety, the Highway Authority have been consulted and they have confirmed that they have no objections to the proposal on highway safety grounds.
- \* Within the north western corner of the plot there is a well established walnut tree which the applicant states he wishes to retain. The Tree and Countryside Officer has reservations that this can be kept, however it is not suitable for a Tree Preservation Order (TPO), and as such the Local Planning Authority could not justify refusing the application on the grounds of the potential threat to this tree. Reference has also been made to the existing hedge on the northern boundary being under threat given the close proximity of the proposed dwelling. The dwelling is to be positioned 2m away from this hedge and that is considered acceptable in planning terms.
- \* Concern has been expressed at the likely disturbance from the building works and additional movements. Suitably worded conditions will be attached restricting when construction work can be undertaken.
- \* In conclusion, it is considered that the proposal meets the requirements of all relevant policies and as such is recommended for approval.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3402** Boundary screening to be agreed
- 3750** Parking/turning area
- 3302** No P.D. for windows in south elevation
- 3920** Roof light to be obscure glazing
- 3412** Trees/hedges to be retained
- 3920** Hours restriction for power tools etc
- 3920** No burning of waste materials
- 3920** No loading, unloading of vehicles
- 3998** NOTE: Reasons for Approval

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

<b>ITEM</b>	<b>12</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/2038/F	
<b>LOCATION:</b>	ASHILL Site off Dunnetts Close	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Hastoe Housing Association Rectory Farm Barns Little Chesterford	
<b>AGENT:</b>	Parsons & Whittleby Ltd 1 London Street Swaffham	
<b>PROPOSAL:</b>	Low cost housing development scheme for 12 dwellings (resubmission)	

### **KEY ISSUES**

Provision of affordable housing

### **DESCRIPTION OF DEVELOPMENT**

This application seeks planning permission for 12 two storey affordable dwellings. Access is proposed via a new road off Dunnetts Close. Five dwellings are proposed to be located along the Dunnetts Close frontage with the remaining seven to the rear of the site. The proposed materials are coloured rendered walls and concrete pantiled ridged roofs. Solar panels are shown on some roofs to reduce carbon emissions.

The dwelling mix is as follows:

Rented: 2 x 1 bed, 4 x 2 bed, 2 x 3 bed.

Shared ownership: 2 x 2 bed, 2 x 3 bed.

Proposed boundary treatment includes a 1.5m high fence, 1.5m high chain link fence together with tree and shrub planting.

### **SITE AND LOCATION**

The site lies adjacent to the defined Settlement Boundary for Ashill. It forms a small corner of an otherwise much larger agricultural field. To the west of the site are two storey dwellings and opposite are bungalows, all within the Settlement Boundary, otherwise the site is surrounded by open countryside. A mature hedge runs along the frontage of the site.

### **RELEVANT SITE HISTORY**

3PL/2007/1527/F - Low cost housing development scheme for 12 dwellings refused December 2007.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development

PPS3: Housing

HOU.4 Within the Settlement Boundaries of villages identified for Individual dwellings or small groups of housing, development will be permitted where it will enhance the form, character and setting of the village.

### **CONSULTATIONS**

ASHILL P C

NO REPLY AS AT 18TH JANUARY, 2008

HIGHWAY AUTHORITY - Comments awaited.

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

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

### **REPRESENTATIONS**

None received.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008**

### **ASSESSMENT NOTES**

- \* This application is referred to Development Control Committee as it is a major application.
- \* Members will recall that a similar application was refused at the meeting in December 2007 on the grounds that the design and appearance of the dwellings was considered inappropriate to the rural character and appearance of the site.
- \* This application makes design changes to the dwellings, the most significant of which is changing the mono-pitch roofs to traditional ridge roofs. Other changes are more cosmetic such as replacing solar panels and removing rain screen cladding and brises-soleils. Otherwise the scheme remains identical to the previous scheme.
- \* It is considered that the design changes, in particular the roof alterations, satisfactorily address the previous concerns. The design of the dwellings is now considered to be acceptable for this site which lies on the edge of the settlement with the wider open countryside beyond.
- \* The views of the Highway Authority will be reported at the meeting. With the previous scheme concern was expressed that it could prove difficult to satisfactorily drain surface water from the site.
- \* As this site lies on the edge of the settlement, it is outside the Settlement Boundary for Ashill. The application is, however, for 100% affordable housing by a Housing Association and therefore needs to be considered as an 'exceptions site'.
- \* Government guidance in PPS3 - Housing advises that small sites that would not normally be used for housing may be used specifically for affordable housing in small rural communities.
- \* The proposed site is located next to the Settlement Boundary for Ashill and in close proximity to existing housing. It is, therefore, considered that the site is an acceptable 'exception' site for the provision of affordable housing. The Council's Housing Enabling and Projects Officer has confirmed that there is an identified need for affordable housing in the locality.
- \* It is considered that the design of the dwellings is acceptable and that the site is an acceptable 'exception' site. The scheme will contribute towards the provision of an identified need for affordable housing in the locality. Accordingly, therefore, the application is recommended for approval.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3104** External materials to be approved
- 3102** Roofing materials
- 3408** Landscaping - details and implementation
- 3405** Fencing/walls - details and implementation
- 3750** Roads, footways, foul & surface water details to be provided
- 3750** Works in accordance with specification
- 3750** Road to dwelling constructed before first occupation
- 3750** Off-site highway improvements
- 3750** Off-site highway works completed before first occupation
- 3994** Permission required for highway works
- 3992** Non-standard note re: S106
- 3998** NOTE: Reasons for Approval