

Item No.	Applicant	Parish	Reference No.
1	Stepford Homes Ltd	ATTLEBOROUGH	3PL/2012/1259/F
2	Wrights of Brettenham	BRIDGHAM	3PL/2013/0072/F
3	Mr Robert Childerhouse	WEETING	3PL/2013/0245/F
4	Mr & Mrs D Maclean	SWAFFHAM	3PL/2013/0285/F
5	Ashley Care Group	EAST TUDDENHAM	3TL/2013/0002/TL

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ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/1259/F	CASE OFFICER: Nick Moys
LOCATION:	ATTLEBOROUGH Land between London Road and New Road	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: Open Space CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Stepford Homes Ltd 7 The Office Village Forder Way	
AGENT:	John Popham Planning (Mr Richard Sykes-Popham) The Old Wool Warehouse	
PROPOSAL:	Erection of 73 dwellings and associated access roads, public open space, play areas and landscaping	

KEY ISSUES

Planning policy
Open space
Housing land supply
Impact on surrounding area

DESCRIPTION OF DEVELOPMENT

Full permission is sought for the erection of 73 dwellings on land off London Road/New Road, Attleborough. The development would be of 2 storey construction and would include a mixture of detached, semi-detached and terraced housing. The housing scheme would comprise 13 x 2 bed dwellings, 23 x 3 bed dwellings, 31 x 4 bed dwellings and 6 x 1-2 bed flats, of which 29 units would be provided as affordable housing. A total of 0.71 hectares of public open space is proposed, including play areas, together with enhancements to existing open spaces in the locality. The main site access is proposed onto London Road with a number of secondary accesses onto New Road.

The planning application is supported by a number of technical reports, including a Planning Statement, Design & Access Statement, Public Consultation Report, Tree Report, Ecological Assessment, Open Space Report, Landscape Design Statement, Flood Risk Assessment, Noise Assessment, Transport Statement, Geophysical Survey, Site Investigation Report and Servicing Report.

A Section 106 agreement is being drafted to secure affordable housing (29 dwellings), open space provision, off-site recreational enhancements, and NCC education (£213,518), library (£20,076) and transport contributions.

Since the submission of the application, amendments have been made to the proposed layout (to

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address Highway Authority concerns) and to the proposed off-site recreational enhancements.

SITE AND LOCATION

The application site is located towards the western edge of Attleborough, approximately 1.2 km from the town centre. The application is broadly rectangular in shape and extends to 2.46 hectares. It is currently used for agricultural purposes. The surrounding area is predominantly residential in character, although established commercial uses are located just to the west (Haverscroft Industrial Estate). The site is adjoined on two sides by housing.

EIA REQUIRED

No

RELEVANT SITE HISTORY

Outline planning permission was refused in September 2010 for housing development on grounds relating to loss of allocated open space and inadequate drainage. A similar application submitted in 2007 was withdrawn following a recommendation for refusal.

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.04	Infrastructure
CP.06	Green Infrastructure
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
NPPF	With particular regard to Paragraphs 47, 49, 73 and 74

Saved Policy (002) 12 - Open Space Allocation - Attleborough

CONSULTATIONS

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ATTLEBOROUGH TC -

Objection - On the grounds of traffic/highways impact, high density of dwellings, and loss of designated public open space as currently designated.

Further comments are awaited in relation to revised open space proposals.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection in principle. NCC Highways request amendments and additional information be submitted by the applicant.

ENVIRONMENT AGENCY

Objection due to inadequate Flood Risk Assessment.

Further comments awaited.

NATURAL ENGLAND

No specific comments.

ENVIRONMENTAL HEALTH OFFICERS

No objection, subject to the imposition of conditions relating to noise assessment/mitigation, drainage and construction operations.

CRIME PREVENTION/ARCHITECTURAL LIAISON OFFICER

I do not wish to formally object to the proposals at this time however I am concerned that the parking areas could become Crime generators, the site is unnecessarily permeable and that full consideration has not been given to opportunities to design out crime.

NORFOLK COUNTY COUNCIL

Norfolk County Council's Children's Services will be seeking Developer Contributions as follows:

Attleborough High School: £17,546 x 10 = £175,460

Attleborough High School 6th form: £19,029 x 2 = £38,058

Total Education contribution: £213,518

Norfolk Fire Services have indicated that the proposed development will require 2 hydrants.

A development of 73 dwellings would place increased pressure on the existing library service. The Norfolk Library and Information Service needs to expand the existing library at Attleborough in order to cope with the additional population arising from development in this area. A library services contribution of £20,076 is sought.

TREE & COUNTRYSIDE CONSULTANT

I have noted the plans for trees and landscaping and consider them satisfactory. However, the

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incorporation of new opportunities for 'co-habitation' with wildlife are lacking and should be secured.

HOUSING ENABLING OFFICER

To be reported verbally

ASSET MANAGEMENT

BDC own three areas of land adjacent to the site.

Asset Management are currently investigating options for the future use of the Council' vacant land, and the areas adjacent to the proposed housing might be required for something other than open space. In particular it is likely that the Council will seek to utilize the larger site adjacent to property No. 28 New Road for development.

The applicant's drawings show the BDC owned areas included in the open space provision.

It should not be assumed that the council are willing to allow the three areas to be used as part of the open space provision.

The application proposals commit the council land to be used as open space and prejudice the future of these areas.

CONTAMINATED LAND OFFICER

Having reviewed the site investigation report submitted with the application and considered the former use of the land adjacent to the site, I would recommend further risk assessment in relation to potential off-site sources. Recommend conditions and informative.

ANGLIAN WATER SERVICE

No objection.

SPORT ENGLAND EASTERN REGION

No comment.

AIR QUALITY OFFICER

It is noted that the proposed development is to the east of the town centre and the schools and station are to the west, thus traffic generated by this development will likely increase traffic levels in the congested town centre. Breckland Council has a duty to monitor air quality and will continue to do so to assess the future impact on air quality from increases in traffic generated nitrogen dioxide.

ENVIRONMENTAL PLANNING

The majority of the site is designated as an area of proposed open space by virtue of Policy 002(012] (site OS.6) of the Breckland District Local Plan (1999), which has been saved as part of the adoption of the Core Strategy in 2009.

The applicant has indicated that the application is being made due to the Council's lack of a five

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year supply of housing land. This point is accepted as the Council can (as at April 2012) only demonstrate a 3.41 year supply. As such, the provisions of paragraphs 47 and 49 of the NPPF are relevant to this application. The site could be considered to be in a sustainable location by virtue of being located within the existing Settlement Boundary.

Paragraphs 73 and 74 of the NPPF are also relevant to this application, particularly where this refers to the assessment of open space needs and any surpluses or deficits. Attleborough has an identified shortfall in the quantum of open space when compared against the NPFA standard. The site was therefore saved through the Core Strategy process in order to help redress the identified shortfall.

Notwithstanding this fact, I have been advised that efforts have been made to offer the site to a public body for such use, but that it has not been possible for the site to be acquired. Therefore, it could be questioned as to whether the site is, at the present time, deliverable for open space.

The Planning and Compulsory Purchase Act 2004, Section 38 (6) states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, the comments made by the applicant in relation to the Council's alleged failure to identify standards to assess the loss of open space against fail to recognise that NPFA has been used as the benchmark. The quantum of open space was considered against the NPFA standards as part of the Council's Open Space Assessment (2010), although it is recognised that no specific benchmarking of the 'quality' of open space has been carried out. However, it remains that there is an insufficient quantum of open space in Attleborough when considered against resident population. I am aware of comments from the Asset Management Team at Breckland Council who have advised that land in the Council's ownership (within the red-line application area) is not available for such use.

It is noted that the applicant is also proposing further off-site 'mitigation' for the loss of open space in the form of children's play equipment at Blackthorn Road. This approach represents a qualitative improvement whereas the current shortfall in Attleborough's open space provision is in fact quantitative and the preference should be delivery on-site, and any additional outdoor sports provision off-site. It is considered that the location and accessibility of Blackthorn Road from the development site at New Road may limit the use of improved children's play equipment by children generated by the proposed development. The preference therefore should be for LAPs to be provided as part of the development, well integrated within the scheme layout.

Notwithstanding the above, a case may be able to be made for some residential development to be allowed on this site in light of the Council's significant housing land supply shortfall (subject to resolution of any other constraints) which could bring a significant quantum of the land allocated for open space into full public access. However, at this time the proposal may not be considered to achieve a balance between residential development and open space that could justify the current conflict with the Development Plan.

Turning to other matters, the inclusion of the Council's full policy requirement for affordable housing is welcomed; however, I note that the mix of market housing is heavily weighted to larger units. Policy DC2 seeks for a range of dwelling sizes in order to help deliver sustainable communities. Therefore, the Case Officer, in consultation with Council's housing team will need

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to consider whether the proposed mix fulfils the expectation of the policy across all tenures.

EAST HARLING I D B

The development falls outside the IDB District, however the surface water runoff from the development will be discharged into the IDB District and to the Boards main drain. The Board have no objection to the development. However as the surface water runoff discharges to the Boards Drain they reserve the right to require a Development Contribution based on the increased surface water discharge. Full details will be required of the surface water drainage system will be required prior to construction commencing on site to enable the Board to assess the Development Contribution.

TOWN PLANNING TECHNICIAN SOUTH EAST NETWORK RAIL - No Comments Received

STREETSCENE - No Comments Received

REPRESENTATIONS

Letters of objection have been received from a number of local residents. Objections raised relate to conflict with the open space allocation, increased traffic congestion, concerns about inadequate infrastructure, harm to the character of the area and loss of ecological habitat. Concerns have also been raised about the failure to acquire the land for public open space.

ASSESSMENT NOTES

- * The application is referred to Planning Committee as it is a major application.
- * It is considered that the main issues raised by the application concern planning policy matters relating to open space provision and housing supply. Effects on local character and amenity, traffic and drainage are also considered here.

Planning policy

* The application site falls within the Settlement Boundary for Attleborough, but is allocated as proposed open space under saved Policy (002)12. Attleborough is currently deficient in public open space provision, particularly for children's play space, but also for outdoor sports pitches. This shortfall is identified in the Council's Open Space Assessment (2007) and the Core Strategy Infrastructure Report (2009). The saved open space allocation seeks to address in part this deficiency. The allocation was saved on the basis that it would be subject to further review, originally through the ASHAAP, but now via the new Local Plan. The proposed development of the site for housing would obviously remove the opportunity for the whole of the site to be used as public open space, and would therefore conflict directly with saved Policy 002(012).

* The application seeks to compensate for the loss of the site as allocated open space in two ways. Firstly, it is proposed to provide additional on-site open space within the application site. A

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total of 0.71 hectares of on-site open space is proposed, which represents almost 160% of the total requirement under Core Strategy DC11. The proposed open space would occupy around 29 % of the site area. Secondly, enhancements are proposed to existing playing fields and open spaces nearby at Blackthorn Road and London Road/Cedar Drive. The proposed improvements at Blackthorn Road would comprise a 550m² locally equipped area for play (LEAP) off Blackthorn Road. At the London Road/Cedar Drive playing field, new children's play equipment and a "trim trail" with outdoor gym equipment are proposed, together with a reconfigured football pitch. Further comments on these proposals are awaited from Attleborough Town Council, who own this playing field. The Cedar Drive scheme supersedes previous proposals for a "trim trail" on land at New Road and adjacent to the application site, which were withdrawn following discussions with the Council's Asset Management team.

* It is considered that the proposed open space package would result in material improvements to recreational provision in this part of the town. The proposed on-site open space would provide a well-designed and usable space, which would integrate well with existing open spaces and would be readily accessible from existing and proposed housing areas nearby. The off-site proposals would improve existing facilities at London Road/Cedar Drive, and would provide new facilities on the Blackthorn Way open space, where none currently exist. It should be noted, however, that the benefits of the proposals would be mainly qualitative, and that, in quantitative terms, the scheme would make a relatively small contribution to reducing current deficiencies, particularly when the open space required for the 73 new dwellings is taken into account.

* The conflict with saved Policy 002(012) must also be considered in the light of the considerable uncertainties that exist relating to the deliverability of the site as public open space. The site has been allocated for almost 40 years, during which time the land has not been acquired for public open space and has remained in agricultural use. There are no current proposals to compulsorily purchase the site. Should permission for housing be refused, it seems likely that the site would remain in agricultural use, with no public access, for the foreseeable future.

* The proposed development must also be considered in the light of the presumption in favour of sustainable development embodied in the NPPF. Due to the absence of a 5-year supply of housing land, the Council's policies relating to the supply of housing cannot be considered up-to-date under the NPPF. In this situation the NPPF indicates that the presumption in favour of sustainable development means that permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole. Matters that weigh in favour of the proposal in this respect include the economic benefits of new construction, widening the choice of new homes in the area, the provision of affordable housing, the location of the site within easy reach of local services and facilities and improvements to local play facilities. On the other hand, the loss of the opportunity to provide open space on the whole of the site in line with the current allocation must weigh against the proposal. The NPPF acknowledges the importance of access to high quality open spaces and opportunities for sport and recreation to the health and well-being of local communities.

* The requirements of Core Strategy Policy DC11 would be met by the provision of on-site public open space and play areas, secured through the Section 106 agreement.

* The requirements of Core Strategy Policy DC14 relating to renewable energy would be met by the use of solar panels and this could be secured by a suitably worded planning condition.

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Local character and amenity

* The development of the site for housing would be consistent with the established character of the surrounding area, which is predominantly residential. The change from open agricultural land to housing development would of course result in a significant change to the appearance of the site and its immediate environs. However, the form of development proposed would reflect established patterns of building, with two-storey detached houses fronting onto London Road, and a mixture of semi-detached and terraced dwellings on New Road. The overall density of development (30 DPH) would be consistent with adjacent housing areas, although due to the amount of public open space proposed, the built footprint of the scheme would be more concentrated than it would otherwise be. Nevertheless, within the site, houses would be arranged to create varied and attractive street scenes and would not appear unduly cramped. Strong built frontages would define and overlook routes through the site and the proposed open spaces.

* The proposed development would not result in any material harm to the amenities of existing residents. Existing and proposed open spaces would provide a landscaped buffer zone between new and existing houses, effectively preventing any significant overlooking, overshadowing or general disturbance. Noise from road traffic and from existing commercial uses on the Haverscroft Industrial Estate would not adversely affect the amenities of future residents, subject to the use of enhanced window units in the houses facing London Road.

Other matters

* The proposed development is considered to be acceptable in traffic and transport terms. Whilst a number of detailed issues have been raised about the proposed design of roads, driveways and parking, it is understood that overall access arrangements proposed are acceptable to the Highway Authority. The proposal will inevitably add to traffic levels on the local road network, including the town centre gyratory, but given the scale of the development, it is not considered that the effects would be sufficient to justify a refusal of permission. The site is well located to access local services and facilities. The proposals would provide good linkages to the surrounding area, including a new footway/cycleway on the New Road and London Road frontages. A financial contribution is proposed to secure a new bus stop/shelter adjacent to the site.

* In relation to drainage matters, concerns have been raised by the Environment Agency about the level of information provided within the submitted Flood Risk Assessment. Further information has been sought from the applicant to address these concerns. Anglian Water has confirmed that the waste water infrastructure has capacity to accept foul drainage flows from the proposed development.

* Norfolk Police have not objected to the application proposals, but have raised some concerns about parking arrangements and permeability. However, it is considered that the concerns have been properly addressed through the design of the development. Parking areas, open spaces and footpath links would all be overlooked by adjacent dwellings. Unauthorised access by vehicles onto the open space could be addressed by suitable low fencing. Generally, the permeable nature of the layout and the links to adjacent development are considered to be positive features of the proposed development.

Conclusions

* Although a range of considerations are relevant to the application proposals, ultimately the key question is whether the adverse effects associated with the loss of the site as potential open space, would demonstrably and significantly outweigh the benefits of the scheme associated with

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the provision of housing.

* Supporting growth and promoting new housing are key objectives of national planning policy. These considerations, which must be given particular attention due to current housing land supply shortfalls, weigh heavily in favour of the application proposals. The applicant is an established housebuilder, with a proven track record of delivering schemes, including affordable housing. It is reasonable, therefore, to assume that, if approved, the scheme would be implemented and make a meaningful contribution to the supply of housing in the area. Aside from the open space allocation, the proposal would meet all other planning policy requirements. The site is considered suitable in principle for housing and is located within a settlement identified by the Council for significant growth. The development would integrate well with its surroundings, and would be within easy reach of local services and facilities, with a range of transport options available.

* The NPPF also recognises the importance of good quality open spaces to creating healthy communities. The application site has been allocated for use as open space in order to address identified deficiencies in recreational provision in the town. This remains an important consideration, which counts against approval of the application. However, the strength of the arguments against the proposal in this respect is reduced to an extent by uncertainties about the deliverability of this allocation and by the fact that the application proposals would provide tangible benefits in recreational terms (albeit in a different form to that envisaged by the allocation). Almost one-third of the site would be provided as open space and existing open spaces elsewhere would be significantly enhanced.

* Overall, it is considered that the balance of arguments favours approval of the development. Whilst this conclusion represents a significant departure from the stance taken in respect of previous planning applications, it does reflect the changed circumstances brought about by the introduction of the NPPF and the applicant's proposals for compensatory recreation provision.

* Subject to the satisfactory resolution of outstanding detailed issues relating to surface water drainage, it is recommended that planning permission is granted subject to conditions and the completion of a Section 106 agreement requiring the provision of affordable housing, on and off-site recreation facilities and contributions to education, libraries and transport. Recommended conditions would relate to external materials, site levels, landscaping, biodiversity enhancements, access and parking, footway/cycleway improvements, noise mitigation, contamination, archaeological investigation, renewable energy and drainage.

RECOMMENDATION

Planning Permission

CONDITIONS

3994 Non-standard note

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ITEM	2	RECOMMENDATION : APPROVAL
REF NO:	3PL/2013/0072/F	CASE OFFICER: Jemima Dean
LOCATION:	BRIDGHAM High Bridgham Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Wrights of Brettenham Brettenham Manor Thetford	
AGENT:	Plandescil Ltd Connaught Road Attleborough	
PROPOSAL:	Proposed construction of a 65 million gallon irrigation water reservoir	

KEY ISSUES

Principle of development
Impact on character and appearance of rural locality
Ecology
Archaeology
Flood risk

DESCRIPTION OF DEVELOPMENT

The proposal seeks planning permission for the construction of one reservoir which would have a maximum capacity of 65 million gallons. The application site has a total area of 7.2 hectare.

The proposed reservoir would measure a maximum of 220m wide x 280m long. At the highest point on the south west side of the reservoir it would measure 11.5m high, reducing to 3m high on the north-west side. It would have a depth of 12m, where the base would be 27m above ordnance datum (AOD) and the water level would be 39 AOD. There would be an additional 1 meter freeboard (vertical distance between the crest of the embankment and the reservoir water surface), resulting in the crest of the reservoir being 40 AOD and the total depth of the reservoir 13m.

The proposed reservoir would be used to provide storage for water extracted during the winter from the River Thet under an existing Abstraction Licence. The water would then be used for irrigation of crops on the applicants' farmland during dry periods of weather in late spring/summer.

Existing mature and semi-mature hedges and trees would be retained and new planting proposed to provide additional screening and habitat for wildlife. Reservoir banks would be formed from material arising from the excavations on site. The reservoir would then be lined with a synthetic waterproofing membrane internally. External bank faces would be finished with topsoil at a slope

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of 1:3 and would be seeded with grass.

The reservoir would be served by an existing field access on High Bridgham Road, although once the construction of the reservoir had taken place, day to day use of the reservoir would not generate any vehicular traffic.

In terms of design, this would be in accordance with appropriate guidance documents and regulations including the Reservoir Act 1975. The reservoir would be designed, constructed, inspected and supervised by a panel engineer as required by the Reservoirs Act 1995. The panel engineer would ensure that the reservoir is designed appropriately, with suitable safety factors to ensure the reservoir would not result in any flood risk created through inappropriate design.

SITE AND LOCATION

The application site comprises 7.2 hectares of arable land to the north west corner of an arable field. The field is located between High Bridgham Road and The Street, situated to the north of the small village of Bridgham. Along the entire length of the western boundary runs a 35 metre wide tree belt, and a second tree belt 10 metres to 35 metres wide runs the entire length of the eastern boundary, this provides screening to the site in these directions. To the south the field is bounded by native hedging with mature and medium mature trees at regular intervals within it. To the north the application site is bounded by native hedging, beyond which is High Bridgham Road, a narrow country lane that leads from Bridgham to the A11. At its closest point the reservoir would be 25 metres from the highway, namely High Bridgham Road. Surrounding land use is largely agricultural.

Ground levels of the application site fall approximately 8 metres north to south.

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.12	Trees and Landscape
DC.13	Flood Risk

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DC.17 Historic Environment
NPPF With particular regard to paragraphs 28 and 135
CP10 Natural Environment

CONSULTATIONS

BRIDGHAM P C -

Having recently discussed the application at the Parish Council meeting the Council's view was they have No Objection if sited in the proposed new area.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions.

TREE & COUNTRYSIDE CONSULTANT

Concerns relating to landscape impact visually. Also in terms of potential impact of the proposal on the landscape character by circumventing the defining characteristics of the Brecks landscape, as well as the potential of the reservoir to affect the lower Thet valley wetland conservation sites and features.

MINISTRY OF DEFENCE

No objections.

HISTORIC ENVIRONMENT OFFICER NCC

No objections subject to a condition for a programme of archaeological work in accordance with National Planning Policy Framework paragraph 135.

ENVIRONMENT AGENCY

Original concerns in objection letter have been dealt with.
No objection subject to conditions.

NATURAL ENGLAND

If undertaken in strict accordance with the details submitted, the proposed development is not likely to have a significant effect on the interest features for which Breckland has been classified.

NORFOLK WILDLIFE TRUST - No Comments Received

REPRESENTATIONS

None

ASSESSMENT NOTES

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

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Principle of the development

* The National Planning Policy Framework seeks to promote and support the development of agricultural businesses and as such the proposal is in accord with this policy.

Impact on the character and appearance of the rural locality

* The application site is in close proximity to the Breckland Forest, Breckland Farmland and Bridgham & Brettenham Heaths Sites of Special Scientific Interest (SSSI). However, Natural England is satisfied that there is not likely to be an adverse effect on these sites as a result of the proposal being carried out in strict accordance with the details of the application as submitted.

* In terms of visual impact the proposed reservoir would be screened by existing established planting to the south west, north east and to the northern (High Bridgham Road) boundaries. It is proposed to provide additional tree and hedge planting to the northern boundary, to supplement the existing landscaping.

Ecology

* The site is located within the Breckland Special Protected Area (SPA) Stone Curlew Buffer Zone that supports or is capable of supporting Stone Curlews. It is proposed within the applicants Design and Access Statement that construction of the reservoir would only be undertaken outside of the Stone Curlew nesting season to avoid any potential disturbance over and above normal farming activities. The Royal Society for the Protection of Birds (RSPB) recommends that any planning permission should be accompanied by a condition attached to ensure that the timing of the construction of the reservoir is carried out outside of the Stone Curlew nesting season.

* The existing field margins are managed as part of the Higher Level Stewardship scheme which the applicant practices across the farm; these areas would be maintained following construction of the reservoir. Once the reservoir has been constructed there would be no increase in the level of day-to-day activity taking place. There would be no increase in noise and lighting would not be provided. Deer proof fencing would be provided around the base of the banks to prevent animals gaining access to the reservoir.

Archaeology

* In terms of archaeology the proposed development site lies in an area where artefacts of prehistoric to medieval date have previously been recorded. The proposed development site itself comprises land with unknown potential to contain heritage assets with archaeological interest. The nature of the proposed development would result in the complete loss of significance (through removal) of any heritage assets with archaeological interest that may be present at the site. A heritage statement has not been submitted with the planning application to address the impact of the proposed development on the historic environment. However, an archaeological desk based assessment that includes the area of the proposed development has more recently been submitted to the Historic Environment Service, which has concluded that although no archaeological remains have previously been recorded at the proposed reservoir site itself there is potential for previously unidentified heritage assets to be present. Norfolk County Council Historic Environment Service asks that if planning permission is granted, that this be subject to a programme of archaeological work.

Flood risk

* The reservoir would be designed, constructed, inspected and supervised by a panel engineer as required by the Reservoirs Act 1995. This would ensure that the reservoir is designed appropriately, with suitable safety factors to ensure the reservoir would not result in any flood risk created through inappropriate design. The Environment Agency does not wish to object to the proposal provided that conditions and informatives are appended to any grant of planning

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approval.

Conclusion

* In conclusion it is considered that the concerns in relation to the impact of the proposal on archaeology, ecology and flood risk have been adequately dealt with. In planning terms the proposed reservoir is acceptable in principle and would not compromise the visual character of the rural locality, as such, is it recommended that the application is approved.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted
- 3395** Archaeological condition - scheme of investigation
- 3395** Archaeological condition - in accordance with scheme
- 3395** Archaeological condition - completion of scheme
- 3920** EA - No de-watering
- 3920** EA - base above groundwater level
- 3920** EA - reservoir fully lined
- 3920** RSPB - Construction outside Stone Curlew nesting period
- HA30** Wheel washing facilities- temporary for construction vehicle
- A**
- HA30** Wheel washing facilities- temporary for construction vehicle
- B**
- 3994** EA - 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 : REFUSAL
REF NO:	3PL/2013/0245/F	CASE OFFICER: Nicolla Ellis
LOCATION:	WEETING 3 Angerstein Close	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr Robert Childerhouse 3 Angerstein Close Weeting	
AGENT:	Dream Haus Limited 103 Yew Drive Brandon	
PROPOSAL:	First Floor extension to rear, sun room & porch	

KEY ISSUES

Principle of development
Design
Amenity
Natural environment.

DESCRIPTION OF DEVELOPMENT

The application relates to the erection of a two storey extension to an existing dwelling as well as the addition of a porch to the front elevation of the dwelling and a sun room to the side. All materials are proposed to match the existing dwelling.

Two Storey Extension

This extension will measure 6.5m in height, 5.3m in depth and 9.8m in width. Windows will be created in the rear elevation and the SW side elevation of the extension, as well as two velux windows of the front and rear elevations.

Front Porch

The proposed porch will measure 1.2m in depth and 2.3m in width. The porch will extend from the existing entrance hall of the dwelling whilst the roof will be a continuation from the existing roof.

Sun Room

The sun room will be situated on the SW elevation of the property and will be constructed of a flat roof with a lantern style window inserted into the roof. This extension will be 3.1m in height (including the lantern), 3m in width and 5.3m in depth. Windows will be inserted into the rear and side elevations as well as doors to the side.

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SITE AND LOCATION

3 Angerstein Close is a detached bungalow situated within the Settlement Boundary of Weeting and is within the Stone Curlew Buffer Zone. Adjacent properties lie to the East and West of the site with a small wooded area to the South. The boundaries of the site are screened with vegetation and fencing.

The property lies within a cul-de-sac which is located off the main Angerstein Close; all the dwellings within this cul-de-sac are bungalows of a very similar character and height.

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.10	Natural Environment
DC.01	Protection of Amenity
DC.16	Design
NPPF	With particular regard to paragraphs 59 and 60

CONSULTATIONS

WEETING P C -

Weeting PC has no planning objections to this application, but acknowledges that a number of neighbouring residents have concerns that the proposed development is out of keeping with the surroundings, and that there are anticipated problems with parking in the cul-de-sac should this proposal go ahead. These concerns have been taken on board by the Parish Council, but do not warrant a formal objection to the proposals.

TREE & COUNTRYSIDE CONSULTANT

No comment

REPRESENTATIONS

None

ASSESSMENT NOTES

- * The application is referred to Planning Committee as the applicant is a Member of the Council.
- * The application seeks consent for the erection of a two-storey rear extension and the creation of a porch and sun room to an existing bungalow.
- * In order to assess the proposal, Policies CP10, DC1, DC16 and the NPPF must be considered. The following report assesses the application against these policies.

Principle of Development

- * DC16 of the Adopted Breckland Core Strategy requires new development to reinforce patterns of development in order to preserve the existing character of the area. This is also stated in the NPPF, paragraph 60 in relation to reinforcing local distinctiveness.
- * In addition, Policy DC16 also requires proposals to take into consideration the shape and configuration of a building and their style, design and arrangement, along with scale, height and mass of development. The NPPF, paragraph 59, reiterates this, encouraging development to consider neighbouring buildings in terms of the scale, mass and height of proposals.
- * Policy DC1 requires development to have regard for residential amenity and the quality of the townscape. In addition, impact upon light amenity and privacy of neighbouring properties needs to be considered.
- * The site lies within the Stone Curlew Buffer Zone and as such Policy CP10 of the Adopted Core Strategy must be considered. In accordance with this Policy, development will only be permitted where it will not adversely impact upon the integrity of the designated area.
- * The principle of the porch and sunroom is considered to comply with Policies CP10, DC1, DC16 and the NPPF and, as such, is considered acceptable in planning terms.

Design

- * Angerstein Close is a street with a uniform configuration of bungalow-style dwellings; all dwellings within the cul-de-sac are bungalows of a very similar height and design. The addition of a two-storey extension would unbalance this uniform character and would not complement surrounding buildings and as such contravenes Policy DC16 and paragraph 60 of the NPPF.
- * Additionally, scale, mass and height of proposals should be well-related to existing buildings. The proposal appears to dominate the setting of the dwelling and is thought to be disproportionate to the dwelling, as well as being overbearing and appears somewhat bulky in comparison.
- * The design of the extension is thought to have little regard to the features of the bungalow, and whilst it is proposed that the materials will be the same as the existing, the proposed extension does not complement the existing gable end feature of the principal elevation of the property, nor does it seek to improve the appearance of the dwelling or give regard to the features prominent within the street scene. Further to this, the proposal does not appear to have been incorporated into the existing dwelling.
- * The agent suggested expanding the scope of the assessment of the character of the local area as he believed the planning officer had taken a narrow geographical view on the character of the area. However, in this instance, the immediate dwellings are of such a uniform character that an additional floor on a bungalow would be out of context within the immediate street scene and as such, expanding the context to the village as a whole, would not have been appropriate.
- * Whilst there are examples of similar extensions around the village, as highlighted by both the applicant and their agent, the two most similar are situated in Peppers Close, across the village from the site, and were built in 1986 and 1992. However due to the length of time since these extensions were granted permission, the design of these dwellings cannot be used as justification for the approval of the above application, in part due to the change in planning policies since that time.
- * More recent examples were suggested which are situated on Cromwell Road and Pilgrims Way,

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both of which are close to Angerstein Close. In these instances, the bungalows were redesigned in such a way that the design incorporated the existing features of the bungalows whilst increasing roof height. Further to this, they are situated on streets where the pattern of development is not uniform and as such, alterations to the dwellings were considered to be acceptable and would not be of detriment to the street scene.

Amenity

* The design of the proposal is such that no significant overlooking would result from the proposal.

* However, whilst there have been no formal objections made by neighbouring properties, the Parish Council noted that concerns have been raised that the proposed development will not be in keeping with the surroundings. Therefore, whilst the comments were not formally made to the Council, they should be taken into consideration when assessing the impact upon residential amenity.

* Furthermore, the proposed extension detracts from the quality of the townscape due to its scale and mass in relation to the neighbouring properties and as such, it is considered that, on balance, the proposal is likely to be detrimental to residential amenity and does not to comply with Policy DC1 in this respect.

Natural Environment

* The proposal lies within the stone curlew buffer zone and as such, the proposal must be considered against the impact upon these areas.

* The Tree and Countryside Consultant was consulted regarding this application, but has no comment to make.

* It is therefore considered that the proposal is not likely to unduly impact upon the natural environment.

Conclusion

* The design of the proposal is such that the extension is considered to be overbearing upon the existing bungalow and the street scene, having little regard for the features of the dwelling. Furthermore, the scale of the resultant building would be harmful to the character of the area.

* In terms of amenity, the report has concluded that whilst a reduction in privacy for neighbouring properties is unlikely, the proposal will impact upon the quality of the townscape.

* Therefore, in conclusion, the proposal is considered unacceptable in planning terms and, as such, is recommended for refusal.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

9900 Inappropriate design within the street scene

9900 Inappropriate scale, mass and height

9900 Dominance over residential amenity

2002 Application Refused Following Discussion - No Way Forward

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ITEM	4	RECOMMENDATION : APPROVAL
REF NO:	3PL/2013/0285/F	CASE OFFICER: Jayne Owen
LOCATION:	SWAFFHAM 38 Mill Farm Nurseries	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr & Mrs D Maclean Tower Meadow Industrial Estate Castle Ac	
AGENT:	Matthew Gosling Arch. Design 6 Hawthorn Close Watlington	
PROPOSAL:	Construction of detached dwelling & garage	

KEY ISSUES

Principle of development
Design and appearance
Amenity
Highways Impact
Contaminated Land

DESCRIPTION OF DEVELOPMENT

The application seeks planning permission for a single storey detached three bedroom dwelling on land which currently forms part of the garden to the south of 38 Mill Farm Nurseries. Access will be via a new joint access to be formed with the existing access serving No 38 with a paved frontage for parking. Materials are to be agreed.

Amended and additional plans have been received following concerns from neighbouring residents principally with regard to the scale of the proposed dwelling and its relationship with neighbouring properties and impact on residential amenity by way of overlooking/loss of privacy.

SITE AND LOCATION

The site lies within the Settlement Boundary of the town of Swaffham and currently forms part of the garden to the south of 38 Mill Farm Nurseries. The site is surrounded by residential dwellings predominantly comprising detached single storey and chalet type properties.

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EIA REQUIRED

No

RELEVANT SITE HISTORY

None

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.09	Pollution and Waste
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.11	Open Space
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision
NPPF	With particular regard to paragraphs 47-55 and 56-66

CONSULTATIONS

SWAFFHAM TOWN COUNCIL -

Swaffham Town Council consider this proposal would create a cramped form of development, with the property representing an over-intensive use of the site.

This dwelling, by virtue of its scale, bulk and general layout is inappropriate in this location.

The building characteristics are not in harmony with the locality and neighbouring properties.

The first floor window will lead to a degree of overlooking, specifically to the neighbouring property.

Additional comments

Swaffham Town Council would like to strongly re-iterate their original comments as the amendment does not address the previous issues raised.

The original comments were:

This proposal would create a cramped form of development, with the property representing an over-intensive use of the site.

This dwelling, by virtue of its scale, bulk and general layout is inappropriate in this location.

The building characteristics are not in harmony with the locality and neighbouring properties.

The first floor window will lead to a degree of overlooking, specifically to the neighbouring property.

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NORFOLK COUNTY COUNCIL HIGHWAYS

No objections subject to conditions.

CONTAMINATED LAND OFFICER

No objections

PLAN PROVISION - UK POWER NETWORKS - No Comments Received

REPRESENTATIONS

Representations have been received raising the following issues:

Scale of development; design and appearance - bedroom roof windows to the rear overlook, as does the fully glazed rear gable end; bungalow too large for plot; a 3 bedroom house would be out of keeping with existing properties and impact on general appearance of area; potential for mezzanine floor in fully glazed gable end resulting in loss of privacy being 4.5 m from shared boundary; rooflights proposed are not directly comparable with others in the area - others are smaller and do not overlook gardens; fails to enhance street scene; overbearing; impact on property values

Comments on revised plans

The amended plan goes some way to satisfy the concerns about overlooking and privacy, there remains a large first floor escape window 1 m from No.37 and looking directly onto it when opened; objections of the neighbours and Town Council, concerning the size and type of development have not been met; a two storey dwelling within one metre of the side boundary and 4.5 m of the rear is far too big for the plot; a smaller single storey bungalow would be more appropriate.

ASSESSMENT NOTES

* The application is referred to the Planning Committee following significant local concerns

Principle of development

* The site lies within the Settlement Boundary of the town of Swaffham. Core Strategy Policy DC2 provides that within the settlement boundaries as defined on the proposals map, new housing development will be permitted.

* Core Strategy Policy DC11 provides that all new residential development is expected to provide a contribution towards outdoor playing space. At the time of writing a signed and completed undertaking is awaited.

Design, layout and appearance

* The street scene is characterised predominantly by detached residential dwellings comprising mainly single storey and chalet type properties. It is considered that the dwelling is well designed and in terms of scale and massing a street scene drawing submitted with the application satisfactorily demonstrates that it would have an acceptable impact within the established street scene in this locality. Materials are proposed to be agreed and therefore a condition requiring full details to be provided is appropriate. The dwelling is provided with an adequate amount of amenity space, parking and turning area provision and it is therefore not considered that if

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permitted the proposal would result in an overdevelopment of the plot.

Amenity

* The originally submitted plans proposed three rooflights within the rear facing roofslope of the proposed dwelling; two of these serving bedrooms and one serving a landing. Following concerns regarding overlooking/loss of privacy, amended plans have been received removing the larger of the windows which would have served bedroom 3. In addition, the remaining rooflights have been moved higher within the roofslope and the rooflight serving bedroom 2 is proposed to be obscure glazed. A plan showing sightlines with respect to the remaining rooflights has been received demonstrating that views out of the remaining rooflights would be very restricted given the position and angle within the roofslope. There is a first floor escape window within each side elevation serving bedrooms 2 and 3 which would be obscure glazed and conditioned as such should planning permission be granted. Concern has also been raised with regard to the potential for a mezzanine type floor to be fitted within the rear facing fully glazed gabled element of the proposed dwelling. A proposed section/elevation has been received which demonstrates that there would be insufficient head height for this to be achieved.

Highways

* Norfolk County Council Highways have been consulted on the proposal and no highway objection has been raised subject to conditions and informative.

Contaminated Land

* The Council's Contaminated Land Officer has been consulted on the proposal and no objections have been raised.

Other Matters

* Concerns raised regarding scale, design and appearance, impact on privacy/overlooking and overdevelopment are addressed within the main report. Concerns have also been expressed with regard to impact on property values, however this is not a material planning consideration and is therefore not relevant to the determination of this application.

Conclusion

* The development is acceptable in principle having regard to Core Strategy Policy DC2 of the adopted Core Strategy which permits new residential development within Settlement Boundaries. It is considered that the dwelling is of an acceptable scale, massing, design and appearance having regard to existing built form and it is provided with an acceptable level of amenity space, parking and turning area provision. It is considered that the proposal would have an acceptable impact on existing levels of residential amenity. Norfolk County Council Highways have raised no objection subject to conditions and an informative and the Council's Contaminated Land Officer has raised no objections to the proposal. Approval is, therefore, recommended subject to conditions. Recommended conditions include full details of proposed materials to be submitted and agreed, a scheme to be submitted detailing proposed boundary screening, that the vehicular access is provided as shown in accordance with the highway specification, that arrangement is made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway, that the proposed access/on-site car parking is laid out in accordance with the approved plan and retained thereafter for that specific use and that the proposed escape windows in the side elevations and the rooflight serving bedroom 2 within the rear facing roof slope are obscure glazed and retained as such.

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RECOMMENDATION Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted
- MT03** External wall and roof materials to be agreed
- 3402** Boundary screening to be agreed
- 3920** Highways - access
- 3920** Highways - parking
- DE10** Obscure glazing
- 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:	3TL/2013/0002/TL	CASE OFFICER: Chris Raine
LOCATION:	EAST TUDDENHAM Ailwyn Hall Berrys Lane	APPN TYPE: Extend Time Limit POLICY: Out Settlemnt Bndry ALLOCATION: CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Ashley Care Group c/o Agent	
AGENT:	Pelorus Planning & Property Ltd 1 Collins Way Rash's Green	
PROPOSAL:	Extension of time limit pp 3PL/2010/0227 (Extend care home inc. new main entrance, enlarge & formalise car parking)	

KEY ISSUES

Has there been a change in policy or local circumstances

DESCRIPTION OF DEVELOPMENT

The application seeks to extend the time limit condition attached to 3PL/2010/0227/F which granted planning permission for the erection of a large extension to an existing residential care home. The proposed floor space of the enlarged care home would be 4,262m² and would increase the level of accommodation to 76 rooms.

SITE AND LOCATION

The application site is situated in a rural location, to the west of Berry's Lane in East Tuddenham. The site is currently used as a private residential care home with a capacity of 35 rooms. To the south of the site is Earthsea House which is a school/home for children. To the north, east and west of the site are open fields.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2010/0227/F - extension to care home, new access and enlargement and formalisation of car park - Approved.

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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.12	Trees and Landscape
DC.14	Energy Efficiency
DC.16	Design
DC.19	Parking Provision
NPPF	With particular regard to paragraphs 28

CONSULTATIONS

EAST TUDDENHAM P C -

This issue was discussed at a meeting of the East Tuddenham Parish Council meeting on 11th February 2013. The Parish Council have no adverse comments about extending the time limit re 3TL/2013/0002/TL re Ailwyn Hall

CONTAMINATED LAND OFFICER

No objection subject to an informative/note relating to precautionary gas protection measure

ENVIRONMENTAL HEALTH OFFICERS

The existing septic tank has been causing odour complaints since 2012, this septic tank system needs improvement and any replacement foul drainage system needs to be sufficient for the existing and proposed increase in resident numbers. Recommend condition requiring details of foul water disposal system.

TREE & COUNTRYSIDE CONSULTANT

The Arboricultural Impact assessment supplied with the original application was detailed and thorough in form as far as it goes. However, the scale of the new-build is such that it does not accurately present as an `extension` to an existing building - the new-build is 3-4 times the size of the existing building. The proper requirement in this case would be an appraisal of the whole application site and 12m beyond.

Information regarding the south boundary is particularly relevant in view of the number and stature of trees that are identified for removal. The scale of the proposal is such that landscape impacts must be carefully considered.

Subsequent site evaluation revealed that immediately outside the southern boundary stands a mixed hardwood plantation with a softwood nurse. Many of the peripheral trees are already more

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than 20m in height and it can be expected that the hardwood crop trees will exceed this height in the not too distant future.

The proposed building would be no more than 7m from these trees which means that its southern elevation would be in near permanent shade particularly during the summer months when the trees are in leaf. This would naturally impact significantly on the living conditions of the care home occupants.

NORFOLK COUNTY COUNCIL HIGHWAYS

In the light of previous approval, no objection subject to conditions.

NATIONAL GRID - No Comments Received

REPRESENTATIONS

None received.

ASSESSMENT NOTES

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

Principle of Development

* The site is an established care home and, as such, the principle of extending the premises is acceptable in planning terms, as was the case in 2010 when the previous approval was granted.

Highway Safety

* The Highway Authority has confirmed that in light of the extant permission, they have no objections subject to the imposition of planning conditions including those from the extant permission.

Visual Impact

* The size and design of the scheme remains the same as that previously considered and as such the proposed extension continues to be considered to be sympathetic in scale and design terms to the existing building.

Protection of trees on site

* The site is surrounded by significant mature vegetation to the north, west and south of the boundary. An arboricultural report has been submitted and provides a detailed assessment of the site, but lacks detail in terms of mature trees beyond the extent of the application site, particularly in terms of those to the south. It is apparent that the part of the extension adjacent to the southern boundary, will be placed "in shade" by the mature trees which will impact upon the living conditions of future occupiers. The previous approval considered that the recommendation within the arboricultural report, namely "no-dig" construction for the new parking bays, replacement trees for those lost, use of ground protection mats and protective fencing to existing trees was a satisfactory response to the existence of the trees on site. With that in mind the proposed

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extension continues to be in the same form as previously agreed and the relationship with trees continues to be the same. On this basis it is suggested that the same requirements as set out in the previous approval are acceptable at this time also.

Drainage

The Environmental Health Officer has confirmed that there have recently been complaints regarding smells from the unsatisfactory septic tank presently used on site. It is evident that a new system will be required, and this has been acknowledged by the applicant. In response, it is considered appropriate to attach a planning condition to any subsequent permission requiring the agreement of a new foul drainage system to cater for the enlarged facility.

Other issues

- * The extension is sufficiently distanced from many neighbouring units so as to avoid any significant harm to amenity.
- * The Contaminated Land Officer has confirmed that they have no objection.

Conclusion

* There has been no substantive change in the thrust of planning policy in relation to proposals such as this, nor has there been a significant change in local circumstances since the previous approval and with this in mind the scheme continues to be considered to be acceptable in planning terms.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted
- MT03** External wall and roof materials to be agreed
- 3920** In accordance with arboricultural assessment
- 3920** Highways - access/drainage
- 3920** Highways - visibility splay
- 3920** Highways - parking/turning
- 3941** Renewable Energy
- 3920** Details of package treatment plant
- 3924** Precautionary Informative Gas Protection Measures
- 3737** Inf 2
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 2000** NOTE: Application Approved Without Amendment