

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

| <b>Item No.</b> | <b>Applicant</b>           | <b>Parish</b> | <b>Reference No.</b> |
|-----------------|----------------------------|---------------|----------------------|
| 1               | Mr Mark Porter             | NORTH LOPHAM  | 3PL/2008/0384/F      |
| 2               | Richard Johnston Ltd       | SNETTERTON    | 3PL/2008/0419/F      |
| 3               | Dam Green Services Ltd     | NORTH LOPHAM  | 3PL/2008/0481/F      |
| 4               | Mrs M Vince                | BYLAUGH       | 3PL/2008/0502/F      |
| 5               | McCarthy & Stone (Devs)    | ATTLEBOROUGH  | 3PL/2008/0506/F      |
| 6               | Mr Christopher Bottrell    | HARLING       | 3PL/2008/0509/CU     |
| 7               | Cofton Ltd                 | CARBROOKE     | 3PL/2008/0546/F      |
| 8               | Richard Johnston Ltd       | SNETTERTON    | 3PL/2008/0575/F      |
| 9               | Swaffham Gospel Hall Trust | ASHILL        | 3PL/2008/0702/F      |

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

|                   |  |  |
|-------------------|--|--|
| <b>ITEM</b>       | <b>1</b>   | <b>RECOMMENDATION : REFUSAL</b>  |
| <b>REF NO:</b>    | 3PL/2008/0384/F                                    |  |
| <b>LOCATION:</b>  | NORTH LOPHAM<br>Meadow Farm House<br>The Street    | <b>APPN TYPE:</b> Full<br><b>POLICY:</b><br><b>ALLOCATION:</b> No Allocation<br><b>CONS AREA:</b> N<br><b>TPO:</b> N<br><b>LB GRADE:</b> N |
| <b>APPLICANT:</b> | Mr Mark Porter<br>Dam Green Farm, Firfield Road,   |  |
| <b>AGENT:</b>     | Mr David Cumming<br>CSA Design Studio The Cottage, |  |
| <b>PROPOSAL:</b>  | Proposed replacement dwelling                      |  |

### **KEY ISSUES**

1. Scale of replacement dwelling
2. Design of replacement dwelling
3. Visual impact of proposal on Conservation Area surroundings

### **DESCRIPTION OF DEVELOPMENT**

Planning permission is sought for the demolition of the existing 1½ storey disused farmhouse dwelling and its replacement with a 2½ storey dwelling containing 5/6 bedrooms. As part of the proposal, it is intended to provide 3 parking spaces off an improved access/driveway to the paddocks adjoining the site.

### **SITE AND LOCATION**

The application site is located partly within and partly outside the Settlement Boundary and Conservation Area for the village. It is set well back from The Street and accessed via an unsurfaced access track. The site adjoins a group of barns which are currently being converted into a dwelling following the grant of the appropriate permission. The site is in an area of poor drainage and a large number of trees have been removed from the adjacent land in the last year.

### **RELEVANT SITE HISTORY**

- 3PL/2007/0025/F - Erection of 2 new houses (plots 1 and 2), barn conversion to dwelling and garage (plot 4). Approved  
3PL/2007/1738/F - Revised dwelling scheme for plot 1 - Approved  
3PL/2007/2059/F - Revised dwelling scheme for plot 2 - Approved  
3PL/2008/0031/F - Revised barn conversion scheme for plot 4 - Approved

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **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:

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.

PPS1: Delivering Sustainable Development

PPS3: Housing

PPS7: Sustainable Development in Rural Areas

PPG15: Planning and the Historic Environment

### **CONSULTATIONS**

NORTH LOPHAM P C

Objection - see comments received 09-04-2008

COUNCIL'S HISTORIC BUILDINGS OFFICER - No objection in principle to replacement of existing farmhouse. However, the proposed dwelling will neither enhance or preserve the character of the Conservation Area by reason of its design, scale and detailing. In particular, it is considered that the crow-stepped gable, lead canopy above the front door and window joinery are all out of context and therefore inappropriate. Perhaps more importantly, the proposed dwelling is to replace a modest former farmhouse dwelling in the most prominent part of the site and its scale is excessive.

HIGHWAY AUTHORITY - No objection, subject to conditions

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection, subject to conditions

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **REPRESENTATIONS**

At the time of completing this report, 4 letters of objection have been received in respect of the proposal, which raise the following concerns (briefly):-

- \* The proposed replacement dwelling will not harmonise with the other properties being developed at the site due to its excessive scale (particularly height) and inappropriate design.
- \* Splitting the farmhouse into 2 separate dwellings would mean neither unit has adequate garaging space.
- \* The replacement dwelling encroaches further into the countryside than the existing dwelling does, and this is inappropriate.
- \* The creation of a separate unit of accommodation to the rear of the replacement farmhouse will result in a small dwelling squeezed between two much larger properties.
- \* Surface drainage in the area is already poor. It seems unlikely that the land will be able to cope with the many soakaways needed and the problem has been made worse by the removal of too many trees, that previously had a sponge effect. This is to the detriment of neighbouring properties and will increase local problems with flooding.
- \* Making one building into two units of accommodation will generate more vehicle movements to/from the site.

### **ASSESSMENT NOTES**

- \* This application is referred to Development Control Committee at the request of the local Ward Representative.
- \* This application is to be considered in conjunction with item 3 also on this agenda.
- \* The size and design of the units on plots 1, 2 and 4 have increased/changed. These changes to the original approved scheme for the site (ref 3PL/2007/0025/F) were, on balance, considered acceptable, but it is considered that the changes proposed here try to squeeze too much out of the site and are therefore unacceptable.
- \* Officers have consistently maintained that it is inappropriate to create a fifth unit at the site and that the building to the rear of the existing farmhouse would be better/more appropriately utilised as a garage with studio/workshop etc ancillary to the replacement dwelling. This is because such a dwelling unit would appear squeezed in as an afterthought to the overall scheme.
- \* Officers have taken the view that a slight increase in volume over the existing dwelling would be acceptable but the proposed change in bulk is excessive, in particular the change from 1½ to 2½ storeys. The resultant building would bear no relation to the modest simple farmhouse which currently exists at the site.
- \* Whilst the detailing of the proposed replacement dwelling is not objectionable per se, it is inappropriate in its context and would conflict visually with the other dwellings approved at the site.
- \* Officers have no objection to the slight re-positioning of the proposed replacement dwelling and are of the view that achieving adequate drainage arrangements at the site (in spite of tree loss) is possible. However, on the basis of inappropriate detailing, scale and design (as referred to above) it is recommended that this application be refused.

### **RECOMMENDATION**

**Refusal of Planning Permission**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

**REASON(S) FOR REFUSAL**

- 9900** Reason for refusal:PPG15:Planning and the Historic
- 9012** Adopted D.W.L.P. - (September 1999) Policy HOU.4
- 9014** Failure to enhance form, character and setting

**North Lopham Parish Council - Planning Application Ref: 3PL/2008/0384/F**

**Re: Meadow Farm House, The Street, North Lopham**

**Comments from The Parish Council on the above application:**

1. This proposal is for a three-storey house with a ridge height of 9.1 metres. The existing farmhouse is 5.6 metres high – thus this new building will be over 60% taller than the one which it replaces. The view from the main road through the village of this whole 'Meadow Farm' development will be dominated by this proposal. The application notes talk of the intent to 'harmonise the new changes and reduce their visual impact' – members of the Parish Council do not agree that this proposal achieves this aim. In addition, permission has been granted (3PI/2008/0031/F) for the renovation and extension of the old barn to the south of this house (to be known as Meadow Grange): that building proposal is for a maximum ridge height of about 5 metres – it will be dwarfed by this house.
2. From the design statement we deduce that the house is to have 4 bedrooms and presumably several bathrooms – but we have received no plans for the first and second floors.
3. The settlement boundary runs more or less along the ridge of the existing house. This proposal has the rear of the main house moved about 1.5m to the west, the main house itself is about 1m 'deeper' than the original and the 'extension' on the front extends another 4 metres beyond the main house. In all this means an invasion of almost 7 metres into the out-settlement boundary area. The principle of extending beyond the settlement boundary is one which the Parish Council has resisted on all other developments (on this and other applications in the village) – the only exception being the addition of a 2 x 1.5 m 'porch' on the front of Meadow Grange.
4. This farmhouse was the subject of application 3PI/2007/1871/F, which was subsequently withdrawn. There was also an application 3PL/2007/1870/F for the separation into a separate dwelling and renovation of the adjoining 'ancillary building'. The Parish Council was concerned that these two applications were not made at the same time so they could not be considered 'as a whole'. There was also concern that there was a very clear indication (in the form of outline drawings on the plans supplied with the 1871 and 1870 applications) of a plan to construct a new access road and garage block outside the settlement boundary, but no detailed plans were ever submitted. Councillors have the same concerns over this application. The design and access statement even states (para 6) 'the pair of dwellings would be read together as a whole composition' but there are again no plans for the ancillary building for us to 'read together'. We feel that we should not be asked to determine one application without seeing the whole plan for the area.
5. We note that neither this plan (or the outlines shown for the conversion of the ancillary building) have any outbuildings, garages etc. We are concerned that a house of this size and grandeur has no storage / garaging / car parking other than on the proposed new access road running in front of the house – so the public view from 'The Street' will have a line of up to three cars dominating it. All of the other developments on the Meadow Farm site have garaging / courtyards in the centre of the development area – hidden from view, and providing a unity of approach.
6. At the heart of all of these concerns is a feeling that a much more sound proposition for this area would be to rebuild the farmhouse more or less as it is, but to join on the 'ancillary building' (and renovate it) giving the possibility of garaging and extra first floor 'bedroom' space. This would create a house which complements the other proposals on this Meadow Farm site and would be far more 'in keeping'.
7. We have noted that the permission granted for 'Meadow Grange' 3PL/2008/0031/F has a clause stating that outflow from the sewage treatment plant shall be to 'piped drain or watercourse', due to the local problems with bad drainage. We ask that, if this application is granted in any form, a similar clause be inserted into the conditions.

In summary, for the many reasons listed above, **North Lopham Parish Council raises strong objections to this proposal. We understand that our District Councillor, William Nunn, has already requested that this application be heard in Committee. We support this request, but also suggest that Members may feel it appropriate to visit the site to see the development as a whole and how this proposal would fit (or not fit!) alongside the already granted permissions for the other three plots.**

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

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| <b>ITEM</b>       | <b>2</b>  | <b>RECOMMENDATION : APPROVAL</b>   |
| <b>REF NO:</b>    | 3PL/2008/0419/F                                   |  |
| <b>LOCATION:</b>  | SNETTERTON<br>Chalk Lane                          | <b>APPN TYPE:</b> Full<br><b>POLICY:</b> Out Settlemnt Bndry<br><b>ALLOCATION:</b> No Allocation<br><b>CONS AREA:</b> N<br><b>TPO:</b> N<br><b>LB GRADE:</b> N |
| <b>APPLICANT:</b> | Richard Johnston Ltd<br>Harling Road Snetterton   |  |
| <b>AGENT:</b>     | Plandescil Limited<br>Connaught Road Attleborough |  |
| <b>PROPOSAL:</b>  | Erection of light industrial/commercial units     |  |

### **KEY ISSUES**

1. Policy
2. Layout/design
3. Trees

### **DESCRIPTION OF DEVELOPMENT**

Three commercial units (Use Class B1/B2/B8) are proposed on land at Chalk Lane, Snetterton. The units would be of steel framed construction, providing a total of 1283 square metres of gross floorspace. The application is supported by a Design & Access Statement and an Arboricultural Assessment.

### **SITE AND LOCATION**

The site comprises two irregularly shaped parcels of land located to the north of the A11 Snetterton Interchange and lies adjacent to existing commercial development. The site is currently undeveloped and includes a number of mature trees.

### **RELEVANT SITE HISTORY**

No relevant site history

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **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

PPG4 - Industrial, Commercial Development and Small Firms

ECO.5 - Economic Development outside settlement boundaries will only be permitted in exceptional circumstances.

### **CONSULTATIONS**

SNETTERTON P C

No objection

HIGHWAY AUTHORITY - has raised no objection to the application, subject to conditions relating to access and parking.

COUNCIL'S SENIOR PLANNING POLICY OFFICER - has raised no objection to the application.

COUNCIL'S ASSISTANT TREE & COUNTRYSIDE OFFICER - has raised no objection to the proposals subject to conditions protecting existing trees and their rooting areas.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - has raised no objection subject to conditions relating to drainage.

### **REPRESENTATIONS**

None

### **ASSESSMENT NOTES**

\* The proposal is referred to Development Control Committee as it is a major application.

\* The application site is considered to be suitable in principle for development for commercial purposes. Whilst the site lies outside the defined employment area for Snetterton, the land adjoins and is very well-related to an established commercial area to the north of the A11. The proposal would not result in an extension of development into open countryside. The application is no longer suitable for agricultural use having been divorced from nearby fields by highway works associated with the Snetterton Interchange. Given the particular circumstances of the site, it is not considered that a policy objection to the development would be reasonable or sustainable.

\* The site occupies a relatively prominent location just to the north of the Snetterton Interchange. Elevated views of the site are available from the adjacent road. The layout and design of the scheme is considered to be acceptable. The design of the proposed buildings would relate well to surrounding development. New landscaping is proposed to soften the visual impact of the development and existing mature trees would be retained.

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

**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
- 3404** Surfacing of parking etc-details and construction
- 3408** Landscaping - details and implementation
- 3414** Fencing protection for existing trees
- 3502** No other use within Use Classes Order
- 3508** No external storage
- 3750** Vehicular Access
- 3750** Means of access to/egress from
- 3750** Access/on-site parking/servicing/loading/unloadint/turning
- 3802** Precise details of surface water disposal
- 3804** Precise details of foul water disposal
- 3998** NOTE: Reasons for Approval
- 3994** Highway Informative Note

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

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| <b>ITEM</b>       | <b>3</b>   | <b>RECOMMENDATION : REFUSAL</b>   |
| <b>REF NO:</b>    | 3PL/2008/0481/F  |   |
| <b>LOCATION:</b>  | NORTH LOPHAM<br>Meadow Farm Barn<br>Tanns Lane<br>The Street   | <b>APPN TYPE:</b> Full<br><b>POLICY:</b> In Settlemnt Bndry<br><b>ALLOCATION:</b> No Allocation<br><b>CONS AREA:</b> Y<br><b>TPO:</b> N<br><b>LB GRADE:</b> N |
| <b>APPLICANT:</b> | Dam Green Services Ltd<br>(Mr Mark Porter) Dam Green Farm  |   |
| <b>AGENT:</b>     | Mr David Cumming<br>CSA Design Studio The Cottage  |   |
| <b>PROPOSAL:</b>  | Renovation & extension of ancillary building to become two bedroom dwelling, involving change of use |   |

### **KEY ISSUES**

1. Principle of allowing a fifth residential unit at the site.
2. Relationship of proposed unit with adjacent proposed replacement dwelling.
3. Conversion design of proposed unit.

### **DESCRIPTION OF DEVELOPMENT**

Planning permission is sought for the renovation, extension and change of use of the existing agricultural building behind the existing farmhouse to become a two bedroom dwelling. It is proposed to create two car parking spaces within the curtilage of the dwelling as part of the scheme.

### **SITE AND LOCATION**

The application site is located partly within and partly outside the Settlement Boundary and Conservation Area for the village. It is set well back from the road and accessed via an unsurfaced access track. The site is in an area of poor drainage and a large number of trees have been removed from the adjacent land in the last year.

### **RELEVANT SITE HISTORY**

3PL/2007/0025/F - Erection of 2 new houses (plots 1 and 2), barn conversion to dwelling and garage (plot 4) - Approved  
3PL/2007/1738/F - Revised dwelling scheme for plot 1 - Approved  
3PL/2007/2059/F - Revised dwelling scheme for plot 2 - Approved  
3PL/2008/0031/F - Revised barn conversion scheme for plot 4 - Approved

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **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

PPS7: Sustainable Development in Rural Areas

PPG15: Planning and the Historic Environment

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**

NORTH LOPHAM P C

Objection please see letter on file.

HIGHWAY AUTHORITY - No objection subject to conditions

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

COUNCIL'S HISTORIC BUILDINGS OFFICER - No objection in principle to the conversion of the building in order to allow for its re-use/retention, but the detailed conversion design is inappropriate. In particular, the fenestration design is too fussy with the proposed dormer being unnecessary and of a poor design which sits uncomfortably within the roof slope.

## **REPRESENTATIONS**

At the time of completing this report, 4 letters of objection have been received in respect of the proposal, which raise the following concerns (briefly):-

\* The proposed demolition and replacement of the existing farmhouse by a much taller building (with no garaging) only feet away, plus the permission already granted on plots 1 and 4 means that this comparatively tiny house would be dwarfed and overshadowed by its neighbours on three sides. It should be garaging for the farmhouse as it is now, and designed as such.

\* Soakaways will not be adequate in this area of poor drainage. If permission is to be granted, conditions should be applied for the proper removal of all drainage water to a point where all neighbouring properties (including those already granted permission on the Meadow Farm site), will not be affected by the vast increase in volume which could emanate from the now five dwellings (permitted or proposed) where previously only one stood.

\* The outlook from the only upstairs bedroom window is straight in to a bedroom window of the farmhouse that is only 2.5 metres away. This is to the detriment of both the proposed dwellings.

\* Despite the assumption that the barn was used as a dwelling for refugees during World War II, its main function in more recent years was as a garage for the farmhouse.

\* There is a real danger of overdevelopment at the Meadow Farm site, as each of the four plots on the original plan has now resulted in permission for a larger property, and this application would create a fifth property on the site.

\* The village environment would be enhanced by the restoration of Meadow Farmhouse back into a substantial property rather than making a subdivision into two less defined properties.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **ASSESSMENT NOTES**

- \* This application is referred to Development Control Committee at the request of the local Ward Representative.
- \* This application is to be considered in conjunction with item 1 also on this agenda.
- \* The size and design of the units on plots 1, 2 and 4 have increased/changed. These changes to the original approved scheme for the site (ref 3PL/2007/0025) were, on balance, considered acceptable but it is considered that the changes proposed here try to squeeze too much out of the site and are therefore unacceptable.
- \* Officers have consistently maintained that it is inappropriate to create a fifth unit at the site and that the building to the rear of the existing farmhouse would be better/more appropriately utilised as a garage with studio/workshop etc ancillary to the replacement dwelling. This is because such a dwelling unit would appear squeezed in as an afterthought to the overall scheme.
- \* Whilst attempts have been made to improve the visual relationship (including spacing) between the proposed two-bed dwelling and the replacement farmhouse, these are considered to have failed overall. Whilst the proposed wall between the two units serves to provide a defensible boundary and some privacy, it also serves to emphasise how little space there is between the two. Also, as pointed out in the representations received, there is a very unfortunate relationship between the first floor bedroom window to the proposed two bed unit and the proposed replacement farmhouse, which would result in a loss of privacy.
- \* Whilst the proposed scheme creates quite an attractive interior and level of accommodation, the way this translates into the external design is considered to be inappropriate. Of particular concern is the incoherent design of the windows, with the unnecessary dormer window (to a proposed en-suite) detracting from the original simple nature/character of the building.
- \* The quasi-contemporary/traditional conversion design of the proposed dwelling does not sit comfortably with the proposed replacement dwelling, which it should clearly have a complementary visual relationship with, given the close proximity of the two.
- \* Officers have no objection to the retention of the building, but on the basis of inappropriate use, conversion design and relationship to the proposed replacement farmhouse (as referred to above) it is recommended that this application be refused.

### **RECOMMENDATION**

**Refusal of Planning Permission**

### **REASON(S) FOR REFUSAL**

- 9012** Adopted D.W.L.P. - (September 1999) Policy HOU.4  
**9014** Failure to enhance form, character and setting

North Lopham Parish Council

Planning Application Ref: 3PL/2008/0481/F

Re: Renovation and Extension of existing 'Ancillary Building' at Meadow Farm House, The Street, North Lopham

These comments should be read in conjunction with those submitted for application 3PL/2008/0384/F (for the re-building of the original farmhouse)

1. This application is little changed from the original (3PL/2007/1871/F), which was withdrawn by the applicant. The large majority of Members of the Parish Council (6 to 1) would still prefer this building to be part of the re-development scheme for the farmhouse – see our notes on that application (3PL/2008/0384/F).
2. It would appear that the documentation with this application is an amended version of the original (3PL/2007/1871 application). There is still reference (paragraph 4 of the revised Design and Access statement) to '*a new access will be created to access this proposal and the adjacent proposed house renovation*' – this is not shown on any of the new plans and, indeed, drawing number 4 seems to indicate a proposal to keep an access from the 'central area', showing '*parking for proposed conversion*' adjacent to the building. As Officers will be aware from our previous comments, we have great concern over the arrangements for parking / garaging / ancillary buildings for 'the farmhouse development' – this confusion (inaccuracy? error?) simply adds to that concern ... and an underlying fear that we are still not seeing the full extent of the ultimate plans for this site.
3. We wish to reiterate our concerns that this plan leads to another residence on the site. As has been well documented elsewhere (and reported to Breckland Council by neighbours from Tanns Lane) surface and foul water drainage is a real problem in the area. The almost total de-forestation of the site in recent months will almost certainly add to these problems. We have noted that the permission granted for 'Meadow Grange' 3PL/2008/0031/F has a clause stating that outflow from the sewage treatment plant shall be to 'piped drain or watercourse', due to the local problems with bad drainage. We ask that, if this application is granted in any form, a similar clause be inserted into the conditions.
4. We wish to re-state our majority view that we would prefer to see the 'barn / ancillary building' incorporated into (attached to?) the project to renovate the Farmhouse, perhaps with garaging on the ground floor and one or two bedrooms above, negating the need for the large extension (out of settlement boundary) on the west side of the farmhouse (the subject of application 3PL/2008/0384/F).

In summary, for the many reasons listed above, **the large majority of members of have strong objections to this proposal. We understand that our District Councillor, William Nunn, has already requested that this application (along with that for the re-building of the farmhouse) be heard in Committee. We support this request, but also suggest that Members may feel it appropriate to visit the site to see the development as a whole and how this proposal sits alongside the already granted permissions for the other three plots.**



## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

|                   |   |  |
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| <b>ITEM</b>       | <b>4</b>  | <b>RECOMMENDATION : APPROVAL</b>   |
| <b>REF NO:</b>    | 3PL/2008/0502/F   |  |
| <b>LOCATION:</b>  | BYLAUGH<br>The Old Orchard<br>Bylaugh Hall  | <b>APPN TYPE:</b> Full<br><b>POLICY:</b> Out Settlemnt Bndry<br><b>ALLOCATION:</b> No Allocation<br><b>CONS AREA:</b> N<br><b>TPO:</b> N<br><b>LB GRADE:</b> Within Curtilage G2 |
| <b>APPLICANT:</b> | Mrs M Vince<br>The Pavilion Elsing Lane   |  |
| <b>AGENT:</b>     | Ian Goldsmith<br>Burbeck House Hall Road  |  |
| <b>PROPOSAL:</b>  | Change of use of existing residence to health & fitness centre with proposed extensions |  |

### **KEY ISSUES**

1. Outside Settlement Boundary
2. Access/highways
3. Design and appearance
4. Drainage

### **DESCRIPTION OF DEVELOPMENT**

The application seeks full planning permission for the change of use of an existing residence to a health and fitness centre with proposed extensions

### **SITE AND LOCATION**

The site is located to the east of Bylaugh Hall. The applicant states the site originally formed the walled garden adjacent Bylaugh Hall. Along the northern perimeter wall were situated the gardeners accommodation (facing north) with potting sheds and stores. The south side of the wall was lined with heated greenhouses built off brick dwarf walls.

### **RELEVANT SITE HISTORY**

3PL/2007/1545/CU - Change of use in part of new basement extension from kitchen storage to health spa and associated sale of goods - Approved  
3PL/2007/1546/LB - Change of use in part of new basement extension from kitchen storage to health spa and associated sale of goods - Approved  
3PL/2001/0607/F - Proposed conversion of redundant farm buildings for residential accommodation - Approved

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **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  
PPS7 : Sustainable Development in Rural Areas  
PPG15: Planning and the Historic Environment

### **CONSULTATIONS**

BYLAUGH P C

Objection, see letter on file

COUNCIL'S HISTORIC BUILDINGS OFFICER - No objection subject to condition

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection subject to conditions regarding foul water drainage

### **REPRESENTATIONS**

One letter of objection has been received from owner/occupier of neighbouring property raising the following issues:

- \* Noise from proposed extension which is close to boundary of back garden
- \* Overlooking
- \* Loss of family home
- \* Insufficient sewage system
- \* Presence of pipestrelle bats in existing building
- \* Outstanding previous restrictions

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **ASSESSMENT NOTES**

The application is referred to Development Control Committee at the request of the local ward representative

\* The site is outside the Settlement Boundary and within the curtilage of a Grade II Listed Building (Bylaugh Hall and Clock Tower)

\* An application was granted in December 2007 for change of use in part of a new basement extension from kitchen storage to health spa and associated sale of goods, the applicant states that the area the subject of this earlier application is now required for kitchen storage and outside catering furniture

\* In 2001 planning permission was granted for the conversion of redundant farm buildings for residential accommodation.

\* The current proposal is to convert the residential accommodation to provide treatment rooms, exercise rooms and disabled facilities

\* The applicant states they have been advised that a health and fitness centre is essential to the promotion and continued growth of the functions of the hall

\* The fitness centre will only be available to those persons patronising the hall functions and therefore existing parking arrangements will not be compromised

\* Minimal external alterations are proposed to the existing building which will provide treatment rooms, exercise rooms and disabled facilities

\* Reclaimed bricks are proposed to be used within the proposed construction, roof slates are proposed to match existing

\* The glazed areas on the south side have been designed to emulate the original greenhouses which existed in this location, which were constructed upon brick plinth walls, the existing wall will be refurbished along the upper level and reconstructed to match existing

\* The Parish Council object on the following grounds:

- impact on the historic old orchard garden of Bylaugh Hall

- drainage issues

- impact on historic context

\* No objection has been raised by the Council's Historic Buildings Officer subject to a condition requiring full details of materials. It is not considered that the proposed development, if approved, would be significantly harmful to the historic context sufficient to warrant a refusal of consent

Drainage  
\* With respect to drainage issues, further information has been requested and received, the main points are summarised below:

The centre will be connected to the mains water supply following advice from the Council's Environmental Protection team

The existing foul drainage system was laid 60 years ago by the M.O.D. for the occupation of Bylaugh Hall and surrounding area by R.A.F. personnel. This system was not constructed as a temporary measure but done so to serve between 1700 and 2000 personnel accommodated at the time

The drain is of salt glazed pipework ranging from 300 mm to 150 mm diameter near the Old Orchard site

Prior to connecting the hall to the system it was flushed through, carefully examined and was seen fit for use. After nine months use a leakage was reported by an adjacent neighbour and was found to be caused by a tree root cracking a pipe joint. The pipework itself was in good condition. Due to the close proximity of trees, the system is now regularly monitored so that any future problems can be addressed immediately

The agent has taken advice from a qualified swimming pool consultant with regard to the volume of water that could be discharged from the proposed pool into the main sewer at any time:- Assuming that between 50 and 60 persons use the pool each day (this is an optimistic figure), it

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

will have to be back washed (water cleaned) once each week. The water discharged for this treatment equals to that of three household bathfuls each time. Once a year the pool would require to be completely drained for possible maintenance and complete change of water. This operation is done by draining through a 38 diameter pipe connected to the drainage system and takes two and half days to empty

Therefore, it is submitted that the concerns relating to the discharge of large volumes of water into the drainage system are unfounded and would not surcharge the system in any way.

\* The Council's Environmental Health Department have raised no objection subject to a number of conditions including that the applicant must show that the present foul drainage system from the site has the capacity to accept any additional foul water from the proposal. If not, a full description and plan showing the method of disposal of the additional water should be agreed with the planning authority

\* The relationship between the proposed development and the adjacent residential dwelling is considered acceptable. With regard to the potential for noise emanating from the plant room/heating equipment the applicants have considered this and this would be addressed by heavily insulating the structures enclosing these components, which would be of cavity brick/blockwork and insulated walls with a solid roof, insulated within. Any ventilation fans as may be required will discharge through the gable end facing the orchard. The roof structure and walls to the main pool area facing Garden Cottage would be of solid, well insulated construction, all the glazing would be of Pilkington, low emission, double sealed units with minimum 16 mm between panes

It is your officers' opinion that the potential for noise and disturbance from the use of the facilities may be satisfactorily controlled by conditions. Should a noise nuisance arise, this may also be controlled under separate environmental health legislation

\* With regard to the presence of bats a note may be attached to any consent granted that bats/owls are a protected species and that should any evidence of bats/owls be found within the building prior to and during the development the applicant must contact Natural England

\* With regard to outstanding planning restrictions in relation to previous consent(s), it is considered that it would be seen by an inspector on appeal to be unreasonable to withhold planning consent on this ground. This is an enforcement matter and should be treated separately from the determination of this application.

\* Approval is recommended subject to the conditions set out below including that the details requested by the Environmental Health Department to be provided prior to commencement of development.

**RECOMMENDATION**

**Planning Permission**

**CONDITIONS**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Restricted to residents/staff and/or by guests/visitors
- 3920** Details of disposal of foul water
- 3504** No power tools to be used outside specified hours
- 3920** No burning of waste materials
- 3920** No loading during unsocial hours
- 3920** Details of noise levels
- 3920** Hours restriction on use
- 3920** Amplified music/voice shall not be relayed outside the build
- 3920** Restriction on activities require amplified music/voice
- 3998** NOTE: Reasons for Approval
- 3106** External materials and samples to be approved

The Bawdeswell Lodge,  
Bylaugh Park,  
Nr. Dereham,  
Norfolk,  
NR20 4RJ.

01362 688627

8<sup>th</sup> May 2008,

Planning Reference 3PL/2008/0502/F, The Old Orchard, Bylaugh

Dear Mr Daines,

**BYLAUGH PARISH MEETING**

Thank you for your letter of the 10<sup>th</sup> of April about the planning application for The Old Orchard change of use to a health and fitness centre. I have two objections to this development on behalf of the parish.

The first is that the extension envisaged by the applicant has a significant impact on the historic old orchard garden of Bylaugh Hall. What remains of this historic garden would be dominated by a sizable building completely ruining its proportions. I am very surprised that the applicant, who professes to appreciate the historic nature of the site, could envisage such an act.

Secondly, our major objection has to be about the drainage of these facilities. The present property is served by a septic tank suitable for a family, which would be overwhelmed by the numbers using the building as a health and fitness centre. There is no main drainage from the property and the nearest sewer is the temporary wartime sewer installed by the MOD in the 1940's, which is totally inadequate for the purposes of draining a pool.

The Committee are already aware that the parish is very concerned about the leaks of sewage into the woods from this sewer and as far as we are aware nothing has been done, by the applicant, to rectify the situation.

Despite the applicant's claim that residents damaged the sewer, the fact remains that this is a temporary sewer laid over sixty years ago, has had no maintenance, is very fragile and is totally inadequate to deal with volumes of water from a swimming pool of any size. Any proposal to use it for the health centre drainage would be an environmental disaster for the adjacent woods and a health hazard to residents.

We are very aware that a health and fitness centre would greatly enhance the facilities at Bylaugh Hall but cannot possibly agree to such a development until the drainage and sewage situation at the Hall has had a total overhaul.

Yours sincerely,

  
John Mallen,  
Chair of Bylaugh Parish Meeting



## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

|                   |   |   |
|-------------------|---|---|
| <b>ITEM</b>       | <b>5</b>  | <b>RECOMMENDATION : APPROVAL</b>  |
| <b>REF NO:</b>    | 3PL/2008/0506/F   |   |
| <b>LOCATION:</b>  | ATTLEBOROUGH<br>25 Queens Road  | <b>APPN TYPE:</b> Full<br><b>POLICY:</b> In Settlemnt Bndry<br><b>ALLOCATION:</b> N<br><b>CONS AREA:</b> N<br><b>TPO:</b> N<br><b>LB GRADE:</b> N |
| <b>APPLICANT:</b> | McCarthy & Stone (Devs)<br>Sterling House Orchard Parade                                      |   |
| <b>AGENT:</b>     | The Planning Bureau<br>(Mr Kieran Rafferty) 26-32 Homelife House                              |   |
| <b>PROPOSAL:</b>  | 38 sheltered apartments for elderly plus communal facilities - category II type accommodation |   |

### **KEY ISSUES**

1. Impact upon character and appearance of the area
2. Highway safety
3. Affordable housing contributions

### **DESCRIPTION OF DEVELOPMENT**

The application seeks full planning permission for the construction of 38 apartments and associated facilities to be occupied by over 55's only. The accommodation is provided within a single detached building arranged in a C shape around a landscaped parking courtyard with landscaped gardens and amenity area to the rear. The frontage facing Queens Road is 2 ½ storey, rising to 3 storey in the centre of the site and to the rear the proposal steps down to 2 storeys.

The building will be facilitated through the demolition of an existing detached house and outbuildings. The site is accessed via a single point from Queens Road on the eastern boundary

### **SITE AND LOCATION**

The site is a large rectangular shaped plot, approx. 0.28 ha. in area, located on the northern edge of the town centre on Queens Road, a main road into the town. The area to the north, east and west of the site is predominantly residential. Opposite the site on Queens Road is a Victorian terrace which is located within the Conservation Area.

Abutting the site to the south is the Lidl supermarket. The land is approx. 1 metre higher than the road level.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **RELEVANT SITE HISTORY**

None.

### **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

PPS6: Planning in Town Centres

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

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

### **CONSULTATIONS**

ATTLEBOROUGH TC

No objection. Comment: Design is good. However, number of car parking spaces is tight - not necessarily for residents, but for visitors. Council requests a S106 agreement for seats around town, an information board & a community shelter at the Recreation Ground near the Bowling Green.

HIGHWAY AUTHORITY - No objection subject to conditions.

NORFOLK LANDSCAPE ARCHAEOLOGY - No reply

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

NORFOLK COUNTY COUNCIL - Obligations required in respect of library provision, bus stops, bus service.

COUNCIL'S TREE AND LANDSCAPE OFFICER - No objection.

COUNCIL'S HOUSING ENABLING & PROJECTS OFFICER - General comments regarding affordable housing and provision of on site provisions.

NORFOLK CONSTABULARY - Comments/advice regarding access and security issues

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **ASSESSMENT NOTES**

- \* The application is referred to Development Control Committee as it is a Major application.
- \* The site is located within the Settlement Boundary for Attleborough and, as such, the principle of residential development is acceptable in planning policy terms. The proposal provides for the redevelopment of a brownfield site in accordance with national and local housing and sustainable development policies.
- \* In terms of the design and appearance, the proposal is considered acceptable. The road frontage respects and responds well to the character and appearance of Queens Road in terms of scale, detailing and materials. The development will be set in to the site and therefore the ridge height along the road frontage is lower than the abutting buildings. The proposal provides a sense of enclosure along Queens Road and reduces the visual impact of the supermarket. The scale, mass and design of the building as a whole has taken into account the adjacent buildings and overlooking of the adjacent dwellings on the northern boundary has been designed out. A noise report to assess the impact of the plant servicing Lidl concludes that there will be no adverse impact on the amenity of the proposed residents.
- \* In terms of highway safety, the Highway Authority has confirmed that they have no objection to the proposal subject to conditions. The proposal provides for 13 car parking spaces. Given the close proximity of the development to the town centre and the nature of the proposal, the parking provision is considered acceptable.
- \* Given the number of units proposed (38,) an affordable housing contribution is required. The Council are seeking to enter into a Section 106 agreement which will secure units at discounted rates rather than a commuted sum for off-site provision. The applicant has agreed to enter into such agreement but discussions are ongoing. The County Council has requested financial contributions towards libraries, bus stops and a local bus service. Discussions are ongoing as to whether some of the requests satisfy the government advice regarding the use of planning obligations. The agents have been advised that the heads of terms of the agreement must be agreed as a matter of urgency and a draft prepared by the Committee date, with a view to signing the agreement before the 13 week statutory period expires.
- \* The application is recommended for approval providing an agreement regarding the affordable housing provision and planning obligations can be agreed within the time period. However, should the agreement not be signed before 24th June, members are requested to give authorisation to refuse the application on the grounds of no affordable housing contribution.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3740** Any highway conditions:TO BE ARRANGED
- 3944** Contaminated Land - Desk top study
- 3946** Contaminated Land condition (During)
- 3413** Indicated landscaping to be implemented
- 3104** External materials to be approved
- 3992** Non-standard note re: S106
- 3998** NOTE: Reasons for Approval
- 4000** Saved Local Plan Policies

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

|                   |   |   |
|-------------------|---|---|
| <b>ITEM</b>       | <b>6</b>  | <b>RECOMMENDATION : APPROVAL</b>  |
| <b>REF NO:</b>    | 3PL/2008/0509/CU  |   |
| <b>LOCATION:</b>  | HARLING<br>1 Cloverfield Industrial Estate<br>Lopham Road                     | <b>APPN TYPE:</b> Change of Use<br><b>POLICY:</b> Out Settlemnt Bndry<br><b>ALLOCATION:</b> No Allocation<br><b>CONS AREA:</b> N<br><b>TPO:</b> N<br><b>LB GRADE:</b> N |
| <b>APPLICANT:</b> | Mr Christopher Bottrell<br>54 New North Road Attleborough                     |   |
| <b>AGENT:</b>     | Simon Westaway Associates<br>46 Connaught Road Attleborough                   |   |
| <b>PROPOSAL:</b>  | Change of use of first floor only from B1 business to A1 shop (Retrospective) |   |

### **KEY ISSUES**

Retail use from an industrial unit.

### **DESCRIPTION OF DEVELOPMENT**

This application proposes the change of use of the first floor of an industrial unit to an A1 retail use. The applicant has confirmed that the ground floor of the unit will remain in wholesale distribution use and that the use of the ground floor and first floor are part of the same business.

### **SITE AND LOCATION**

The site is within a small development of modern light industrial units on the eastern edge of East Harling. There are residential properties a short distance to the west of the site along Lopham Road. Otherwise the site is surrounded by open countryside.

### **RELEVANT SITE HISTORY**

3PL/2008/0509/CU - Change of use of first floor only from B1 Business to A1 licensed sex shop. Refused.  
3PL/2004/1307 - Siting of 2 portacabins adj. unit 9 - Temporary planning permission.  
3PL/2000/1471 - Change of use of unit 9 to light industrial - permission.  
3PL/1990/1522 - Change of use of units 7 and 8 to car repairs - permission.  
3PL/1988/0663 - 8 no. light industrial units - permission.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **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:

PPS 6 - Planning for Town Centre.

PPS 7 - Sustainable Development in Rural Areas.

### **CONSULTATIONS**

HARLING P C

We repeat our comments made following the first submission of this application.

"Our enquires lead us to understand that "adult shops" of the nature proposed can, and often do, attract anti-social behaviour and prostitution, both most undesirable consequences for a small industrial area situated as it is adjacent to a housing estate, where a significant number of young children and teenagers live. Furthermore, the presence of such a shop will undoubtedly lead to increased vehicular activity in the area at unsociable hours, causing further unacceptable nuisance for the neighbourhood.

This is not a suitable site for a retail outlet, particularly one of this nature and the application should be refused.

HIGHWAY AUTHORITY - No objection subject to conditions.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection.

### **REPRESENTATIONS**

Letters of objection have been received on the grounds of lack of car parking and increased traffic generation; the fact that a retail use for a pet shop was previously refused; that this proposal could set a precedent for retail use and that the proposal could have an adverse effect on neighbouring residential properties. Residents are also concerned that this is an inappropriate use in a rural community and is neither wanted, nor needed.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **ASSESSMENT NOTES**

- \* The application is referred to the Development Control Committee as it is considered to be of local significance.
- \* The application follows refusal of 3PL/2007/1842/CU for the same proposal at Committee in January 2008. The application is fundamentally the same as the previous one.
- \* As indicated previously, the applicant has explained that he has been operating an adult wholesale business from the unit for the past 3 years, without complaint. The applicant also runs his mail order business from the unit. It is estimated that the proposed use will result in approximately 6 members of the public visiting the premises each day to purchase goods.
- \* The proposal involves the change of use of the first floor of the unit to retail use. The ground floor of the unit will remain in B8 (wholesale distribution) use, in accordance with the terms of the original planning permission.
- \* Whilst the moral and social concerns of the Parish Council and local residents are acknowledged, these issues are not ones that fall to be controlled through the planning system. In planning terms this application must be considered only on the basis of the merits of a retail use from a light industrial unit.
- \* Central Government advice in PPS6 advises that retail proposals should not adversely affect the vitality and viability of existing retail centres. Within rural areas PPS7 is supportive of proposals that diversify the rural economy.
- \* It is considered that, given the amount of visits anticipated at the proposed retail use, it will be a subsidiary element to the main use of the unit as a wholesale distribution depot, which will remain unchanged from its previous situation and as such not result in the loss of an "employment" use from the Cloverfields Industrial Estate. Furthermore, given the nature of the products sold from the premises it could be considered that a discreet position away from either a village or town centre could be viewed as being more appropriate. It is not considered that the proposal will have an adverse impact on the vitality and viability of existing retail outlets in the locality.
- \* If the proposal is considered acceptable, the applicant has indicated that he is willing to accept any restrictive conditions such as a restriction on hours of operation, personal consent, adult entertainment products only or a temporary permission so as to allow the Council to monitor the situation over a period of time with regard to any potential disturbance and anti-social behaviour.
- \* Concerns about parking and increased traffic are acknowledged. However, the Highway Authority raise no objection to the proposal, subject to a condition that the access be improved and therefore an objection on these grounds cannot be substantiated.
- \* 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
- 3920** Retail use restricted to adult entertainment goods only
- 3534** Hours restriction and no Sunday working
- 3750** Access to be hardsurfaced for first 5 metres
- 3998** NOTE: Reasons for Approval

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

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|-------------------|---|--|
| <b>ITEM</b>       | <b>7</b>  | <b>RECOMMENDATION : REFUSAL</b>  |
| <b>REF NO:</b>    | 3PL/2008/0546/F   |  |
| <b>LOCATION:</b>  | CARBROOKE<br>AND GRISTON<br>Former RAF Watton Technical Site<br>Norwich Road                      | <b>APPN TYPE:</b> Full<br><b>POLICY:</b> Out Settlemnt Bndry<br><b>ALLOCATION:</b> Redevelop. Opport<br><b>CONS AREA:</b> N<br><b>TPO:</b> Y<br><b>LB GRADE:</b> N |
| <b>APPLICANT:</b> | Cofton Ltd<br>9 Morris Drove Little Plumstead   |  |
| <b>AGENT:</b>     | Bidwells<br>16 Upper King Street Norwich  |  |
| <b>PROPOSAL:</b>  | Variation of condition 17 (regarding roundabout access) on planning permission<br>3PL/2005/0476/F |  |

### **KEY ISSUES**

Highway safety.

### **DESCRIPTION OF DEVELOPMENT**

A request has been made to temporarily vary the approved access arrangements to the proposed local centre and employment land at the former RAF Watton Technical Site. Condition 17 of the planning permission requires the proposed new roundabout access on Norwich Road to be completed prior to the first occupation of buildings on the local centre/employment land. It is proposed that this requirement is varied to allow a longer period for the completion of the roundabout.

### **SITE AND LOCATION**

The application comprises part of the former RAF Watton Technical Site. The site is currently under development, principally for housing, together with a local centre and employment land. The surrounding area includes a mixture of residential and commercial uses. The site falls within the parish of Carbrooke.

### **RELEVANT SITE HISTORY**

Planning permission for the development of the site for housing, employment land and a local centre was granted in 2006.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **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:

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.

PPG13: Transport.

### **CONSULTATIONS**

CARBROOKE P C

Variation of condition 17 (re: roundabout access) on planning permission 3PL/2005/0476/F  
Comments from Parish Council      Majority Objection (one no objection, one absence) on the following grounds:

There is concern that the two proposed developments (Local Centre and Care Home) will be completed and occupied long after the target date for the completion of the roundabout. There is a query regarding whether there are other commercial units which are likely to be finished and occupied in that time frame? If not, there is suspicion regarding the possible over run (anticipated or not). The timescales for the development of the units and care home appear to fall well outside the perceived finishing of the road networks. There doesn't seem to be a good reason for a variation and it is perceived as simply an excuse to delay work.

If permission is granted for a variation, recreation money should be made available to Carbrooke village. There is the feeling that as they are not willing to give Carbrooke recreation money, Breckland should insist on sticking with conditions as they are.

The majority feeling is concern over the timescales and that they should not be allowed to slip. If the roundabout is part of the essential infrastructure, it must be completed on schedule.

THE HIGHWAY AUTHORITY - has objected to the application on the grounds that the proposed alternative temporary access is unsuitable for commercial traffic.

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **ASSESSMENT NOTES**

- \* The proposal is referred to Development Control Committee as it relates to a major application.
- \* The proposed variation of condition no.17 is intended to allow some of the units within the local centre or employment land to be occupied in advance of the completion of the new roundabout. This is intended as a fall back position in case the construction of the roundabout is delayed.
- \* The construction of the new roundabout is being undertaken by the Highway Authority on behalf of the developer. The works to construct the roundabout are underway, with an anticipated completion date of 21 November 2008. Whilst permission has been granted for a new neighbourhood centre with shops and flats, no other developments have been approved to date within the local centre/employment land.
- \* In the event that the roundabout is not completed on time, it is proposed that the local centre/employment land is accessed via an alternative route through the adjacent partially constructed residential development. This access route was designed purely for residential traffic and is not considered suitable to serve the local centre/employment land.

### **RECOMMENDATION**

**Refusal of Planning Permission**

### **REASON(S) FOR REFUSAL**

**9445** Alternative access unsuitable

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

|                   |   |   |
|-------------------|---|---|
| <b>ITEM</b>       | <b>8</b>  | <b>RECOMMENDATION : APPROVAL</b>  |
| <b>REF NO:</b>    | 3PL/2008/0575/F                                   |   |
| <b>LOCATION:</b>  | SNETTERTON<br>AND QUIDENHAM<br>Harling Road       | <b>APPN TYPE:</b> Full<br><b>POLICY:</b> Out Settlemnt Bndry<br><b>ALLOCATION:</b> Prop. Alloc. for Emp<br><b>CONS AREA:</b> N<br><b>TPO:</b> N<br><b>LB GRADE:</b> N |
| <b>APPLICANT:</b> | Richard Johnston Ltd<br>Harling Road Snetterton   |   |
| <b>AGENT:</b>     | Plandescil Limited<br>Connaught Road Attleborough |   |
| <b>PROPOSAL:</b>  | Process and storage building                      |   |

### **KEY ISSUES**

The key issues are the siting of a large industrial unit in a suitable location, the provision of industrial expansion to aid economic development and ensuring that there is adequate, existing infrastructure to support the proposal. Additionally, economic growth should be supported in a way that is not detrimental to the local environment.

### **DESCRIPTION OF DEVELOPMENT**

The proposal is for a process and storage building that will be used for the manufacturing of additive for inclusion in plastics. The building will have a ridged roof and would be clad in coloured steel sheeting with alternative colour being used for detailing. Associated works would include the provision of parking, a loading area and the erection of a storage tank. The existing gatehouse building will be used to house administration staff for the plant.

### **SITE AND LOCATION**

The site is located within the Snetterton Heath Employment Area and currently comprises of gravel hardstanding and a partially overgrown area. The proposed building would be located to the north of an existing private infrastructure road in the Richard Johnston complex. The site is surrounded by open countryside to the north and east and by existing industrial units to the south and west. The A11 dual carriageway is located to the north-west of the site.

### **RELEVANT SITE HISTORY**

Planning permission was granted under ref: 3PL/2001/1034/F for the creation of hardstanding.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **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 Sustainable Development

PPG4 Industrial/Commercial

PPS7 Rural Areas

TRA5 Traffic Generation

### **CONSULTATIONS**

#### **SNETTERTON P C**

Safety issues will have to be addressed regarding adequate water supply for fire hazards. We would be concerned whether any of the chemicals stored or a combination of them could be of an explosive nature.

All materials require special consideration regarding such large buildings, loop areas and noise reduction from race track. Special attention to lighting and noise of working trucks and associated fork lifting gear reverse beeping noise to residents of surrounding villages late at night. Need to be aware of proximity of grain food store and contamination either leaked or airborne.

#### **QUIDENHAM P C**

The compounds possibly being generated or used in the intended use of this building are indicative of an aggressive chemistry unit. These are dangerous. A storage facility is one issue. But chemical processes being carried out in unsuitable premises without emergency backup nearby are a serious source of worry. The foregoing were the remarks of one parish councillor based on the comments of her husband, who is an industrial chemist. Transport of chemicals to and from the site is also a safety issue. There is plenty of local evidence that lorry transport drivers don't have a clear idea of the routes they should use. Concerns were also expressed about the proximity of this site to the landfill factory which generates methane gas and any incident at the proposed chemical plant could cause a widespread fire hazard. Additionally there is the leisure area associated with Snetterton Circuit and the Sunday Market.

ENVIRONMENT AGENCY - No objection subject to a condition relating to the implementation of a scheme for the provision and implementation of foul and surface water drainage.

HIGHWAYS AUTHORITY - No objection subject to a condition relating to the provision of on-site parking

COUNCIL'S CONTAMINATED LAND OFFICER - No objection subject to a condition relating to gas protection measures

HEALTH AND SAFETY EXECUTIVE - No objection.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - No objection subject to conditions.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection

NATIONAL GRID - No objection

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **REPRESENTATIONS**

Numerous representations have been received from local residents. Their concerns have been summarised and relate to the proposed form of development being out of character for the area, a lack of emergency cover in the area, the release of dangerous emissions, lack of infrastructure, the proximity of residential properties and general safety issues.

### **ASSESSMENT NOTES**

- \* The proposal is referred to Development Control Committee as it is defined as a major application.
- \* The proposed development is for the erection of a process and storage building in an area that has been designated for employment uses. The principle of locating a building that could be classified as a B2 use is, therefore, acceptable in this location.
- \* Visually, the building would not have a detrimental impact on the surrounding environment because it would be located on a site that is adjacent to other large industrial units. Protective fencing would be used to protect the trees along the boundary of the site and a landscaping scheme would ensure that the impact of the development on the locality is minimised. Guidance within PPG4 states that Councils should support economic expansion where it is not detrimental to the local environment.
- \* The proposed unit would not be in close proximity to residential properties as the site is surrounded by open countryside to the north and east and by industrial uses to the south and west.
- \* Concerns relating to safety issues because of the use of chemicals on site is not an issue for the Local Planning Authority to assess. Additionally, the Health and Safety Executive do not object on safety grounds.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3104** External materials to be approved
- 3740** On site parking provided
- 3402** Boundary screening to be agreed
- 3408** Landscaping - details and implementation
- 3414** Fencing protection for existing trees
- 3415** Trees and hedges
- 3860** Drainage scheme
- 3920** Gas protection measures
- 3994** Contaminated Land Informative Note
- 3998** NOTE: Reasons for Approval
- 4000** Saved Local Plan Policies

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

|                   |  |  |
|-------------------|--|--|
| <b>ITEM</b>       | <b>9</b>   | <b>RECOMMENDATION : APPROVAL</b>   |
| <b>REF NO:</b>    | 3PL/2008/0702/F  |  |
| <b>LOCATION:</b>  | ASHILL<br>Watton Road                                      | <b>APPN TYPE:</b> Full<br><b>POLICY:</b> Out Settlemnt Bndry<br><b>ALLOCATION:</b> No Allocation<br><b>CONS AREA:</b> N<br><b>TPO:</b> Y<br><b>LB GRADE:</b> N |
| <b>APPLICANT:</b> | Swaffham Gospel Hall Trust<br>27 Cressingham Road Ashill   |  |
| <b>AGENT:</b>     | Michael E Nobbs<br>Viking House 39 Friars Street           |  |
| <b>PROPOSAL:</b>  | Erection of gospel hall & associated parking & landscaping |  |

### **KEY ISSUES**

1. Impact upon the character and appearance of the locality
2. Highway safety
3. Sustainability/Justification for countryside location
4. Neighbour amenity
5. Trees

### **DESCRIPTION OF DEVELOPMENT**

The application seeks full planning permission for the construction of a single detached building to be used as a Gospel Hall. The building is a pitched roof, single storey building which is to be constructed from brick with external cladding and a plastisol coated steel sheet roof (all external colours to be agreed). The building provides a meeting hall, foyer, toilets and store. There are 20 off-road parking spaces (including disabled spaces) and an overspill parking area of reinforced grass with access to the site via the existing access which adjoins Watton Road.

### **SITE AND LOCATION**

The site is roughly rectangular in shape and located adjacent to the western side of Watton Road which provides access to the site. Beyond the Watton Road are residential dwellings and a residential care home, to the north-west is a residential dwelling and to the south and west is agricultural land. The site is heavily treed.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **RELEVANT SITE HISTORY**

3PL/2007/2039/F: Gospel hall and associated parking & landscaping. Refused.

3PL/2002/0979/F: New office/shop and toilet/shower block. Increase in number of caravans from 5 to 12 with camping area: Approved.

### **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

PPS7: Sustainable Development in Rural Areas

### **CONSULTATIONS**

ASHILL P C

NO REPLY AS AT 23RD MAY, 2008

HIGHWAY AUTHORITY - No objection subject to conditions.

COUNCIL'S PLANNING POLICY OFFICER - No objection in principle, however, the applicant needs to provide additional information regarding possible site searches.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - No objection in principle, however, the driveway should be re-positioned and a "no-dig" cellular system used for the driveway to protect mature trees. Conditions are required.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection subject to a condition preventing loudspeaker, amplifier, relay or other audio equipment being used.

NATIONAL GRID - Intermediate pressure main adjacent to site. Applicant is required to contact National Grid to discuss safe working practices and any restrictions and regulations.

ENVIRONMENT AGENCY - No objection subject to condition regarding surface water drainage

### **REPRESENTATIONS**

One letter of objection reiterating previous concerns regarding highway safety.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

### **ASSESSMENT NOTES**

- \* The application is referred to the Development Control Committee as it is a major application.
- \* Planning permission was recently refused at Committee on design grounds and as such the application has been amended through the inclusion of additional windows, door openings and rooflights. In design terms it is considered that the greater degree of fenestration in the building is an improvement on the previous scheme and as such is acceptable in design terms. The position and design of the building away from adjacent highway coupled with the natural boundary screening to the site, the proposal is acceptable in the wider locality.
- \* Given the site is in a countryside location outside of any defined Settlement Boundary, PPS7 is considered most relevant. Given the nature of the proposal, this requires the applicant to demonstrate that there is a need for the development that cannot already be met by existing provision within the area, and that the proposed development represents the most suitable/sustainable option.
- \* Firstly, it is considered that the supporting evidence submitted justifies a need for new facilities to cater for the Exclusive Bretheren in this locality.
- \* Secondly, in terms of the need to find the most sustainable/suitable location for the development, the agent has confirmed that the congregation are from a catchment including Ashill, Saham Toney, Necton, Sporle and Swaffham and, as such, site searches have been provided for Swaffham, Watton and a number of adjacent villages. It is considered that, on balance, the applicant has undertaken a suitable site search with the conclusion being that there are a lack of available alternative sites at the present time in the locality and as such there is no objection to the site location.
- \* In highway terms, the Highway Authority have concluded that they have no objection on highway safety grounds.
- \* There are a number of mature trees on the boundaries to the site and as such the applicant has positioned the building so as to safeguard the trees on the boundaries and proposes a "no dig" cellular confinement system to accord with the wishes of the Council's Tree and Countryside Officer. Planning conditions would be required to ensure that this is undertaken.
- \* In terms of neighbour amenity, the building is sufficiently distanced from all neighbours so as to not significantly harm light, outlook or privacy and Environmental Health have requested that a condition be imposed preventing amplifiers or audio equipment being used so as to prevent any noise nuisance. It is not considered that visitor traffic will significantly harm neighbour amenity.
- \* In conclusion, it is considered that the applicant has addressed the concerns previously raised and therefore the application is recommended for approval.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 09-06-2008**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3170** External materials condition
- 3412** Trees/hedges to be retained
- 3414** Fencing protection for existing trees
- 3415** Trees and hedges
- 3920** No loudspeaker/amplifier/relay/audio equipment
- 3740** Vehicular access
- 3740** Access/on-site parking/turning
- 3740** Repositioning of northern boundary fence
- 3850** Surface Water Drainage
- 3994** Highway Informative Note
- 3994** Non-standard note Nat Grid
- 3998** NOTE: Reasons for Approval