

PLANNING COMMITTEE - 22nd August 2016 - Supplementary report

SCHEDULE ITEM 2: CARBROOKE: Manor Farm, Willow Corner: New Farm Workshop: Reference 3PL/2016/0206/F

PROPOSED CONDITIONS

1. The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.

Reason for Condition:

As required by section 91 of the Town and Country Planning Act 1990.

2. The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out below:
Drawing numbers: DE MF WS 10, (dated 20/06/2016)

Reason for condition:-

To ensure the satisfactory development of the site.

3. No development beyond slab level shall take place until precise details, (including samples where required), of the materials used in the construction of the external walls and roof(s) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.

Reason for condition:-

To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

4. Prior to the first occupation use of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan drawing number DE MF WS 10 in accordance with the highway specification Field Type 1 attached for the first 10m into the site as measured from the nearside carriageway edge. Arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason for condition:-

To ensure satisfactory access into the site and avoid carriage of extraneous material by surface water from or onto the highway.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development); (England) Order 2015 , (or any Order revoking and

re-enacting that Order); (with or without modification), no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason for the condition:-

In the interests of highway safety.

6. Prior to the commencement of the use hereby permitted a visibility splay measuring 2.4 x 90 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

Reason for condition:-

In the interest of highway safety.

7. Prior to the commencement of the use hereby permitted the proposed accesses, loading, unloading / turning / waiting areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason for condition:-

To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

8. Prior to the occupation of the development hereby permitted a scheme for the provision of boundary screening, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out during the planting season November/March immediately following the commencement of the development, or within such longer period as may be agreed in writing with the Local Planning Authority. The details shall take account of the Council's leaflet "Tree pack", (Landscaping advice for applicants). Any trees or plants which within a period of perpetuity, from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with others of the same size and species unless the Local Planning Authority gives written consent to any variation.

Reason for condition:-

To ensure the satisfactory appearance of the development, in accordance with Policy DC12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

9. Prior to the commencement of the development precise details of the slab levels of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority,. Such levels as may be agreed shall be used in connection with the development.

Reason for condition:-

The details are required to be submitted prior to the commencement of the development to safeguard the interests of the amenities of neighbouring occupiers and to ensure the satisfactory appearance of the development from its outset, in accordance with Policy DC01 and DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

10. No permanent external lighting shall be erected on the site unless full details of its design, location, orientation and power have first been agreed in writing with the Local Planning Authority.

Reason for condition:-

In the interests of visual amenity and to minimise unnecessary light spillage above and outside the development site.

11. The premises shall be used solely for the use hereby permitted and shall not be used for any other purpose within Use Classes B1, B2 or B8 of the Town & Country Planning (Use Classes) Order 2005 (as amended) nor for any other purpose, without the prior consent in writing, of the Local Planning Authority.

Reason for condition:-

In order that the Local Planning Authority may retain control over any future use of the site, in the interest of the amenity of the locality.

SCHEDULE ITEM 4: BEESTON: Land off Herne Lane: Proposed residential development: Reference: 3PL/2016/0269/O

CONSULTEE COMMENTS – ECOLOGY

Further comments have been received from the Council's Ecological Consultant. On the basis of the Great Crested Newt survey undertaken, no objections are raised subject to a planning condition requiring appropriate mitigation measures to be implemented, as outlined in the submitted report.

**SCHEDULE ITEM 5: THETFORD: Land off Kimms Belt, London Road:
Erect 29 Dwellings with landscaping, car parking, waste / recycling and
cycle store: Reference: 3PL/201/0379/F**

ADDITIONAL REPRESENTATIONS

A letter has been received from the owner of the flat development on the southern half of the site stating that they have not been notified of the application and that there appears to be work proposed on land within their ownership. The applicant has responded directly to the third party indicating that notification was sent to the address provided to the land registry. That address appears to be different from the address now provided. The applicant also indicates that the land registry title plan is clear in showing that all work is on land within the ownership of the applicant. There has been no further response from the third party.

This does not go to the heart of the planning merits of the case as it is essentially an ownership issue. On the basis of the evidence provided it does not appear to affect the deliverability of the scheme.

SCHEDULE ITEM 11: SNETTERTON: REB Station, Off Chalk Lane, Snetterton Heath: Variation of conditions 1, 2, 3, 4, 6, 11, 13 & 15 of planning permission 3PL/2015/0651/F: Reference: 3PL/2016/0610/VAR

REPRESENTATIONS

Response from the applicant to the comments raised by the Parish Council

1. The north-western extent of the site, (within the red line boundary), is where the temporary construction compound is located. Receptors at North End and Snetterton are over 800m distant and there would be no change between the currently approved and amended scheme in relation to noise. In terms of visual impact, views of the scheme would be very similar to that currently approved (i.e. series of buildings, processing plant and stack). It is considered that placing an earth bund and landscaping along the north-western edge of the extent of development would not reach a height where it would significantly screen operations and therefore it would not make any significant improvement to the approved situation.
5. The hours of operation and vehicle delivery hours are not proposed to change. Although the conveyor system between the HGV unloading area and wood chip building looks more complicated than previously approved, the principle remains the same as previously approved.
7. The conveyors are enclosed by 'C' section steel covers. When wood chips are transferred from one conveyor to another it would fall (via gravity) through an enclosed hopper and the distance of the drop would be minimised as far as possible. Therefore the enclosed system would not result in any potential dust issue.
9. Whilst not specifically stated, it is believed that this point relates to the enlarged aperture between the straw barn link building and the main building. If this is correct, then the increase in aperture is internal only and would not generate a noise issue.
18. The external area of gravel to the southeast of the main building is required to temporarily store plant / machinery associated with the maintenance of the facility only.
20. The louvres include noise mitigation measures and therefore it would not result in a noise issue.
21. The high specification lighting would be downward facing and would not result in light pollution.

PROPOSED CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans and details:

16053 P001 P2 Site Plan. (May 2016)
16053 P002 P1 Overall Elevations (May 2016)
16053 P003 P1 Overall Sections (May 2016)
16053 P004 P1 Straw Barn (May 2016)
16053 P005 P1 Air Cooled Condenser (May 2016)
16053 P006 P1 Stack, Silos and Tanks (May 2016)
16053 P007 Woodchip Storage Building (May 2016)
16053 P008 P1 Turbine Hall Sheet 1 (May 2016)
16053 P009 Turbine Hall Sheet 2 (May 2016)
16053 P010 P1 Equipment Elevations (May 2016)
16053 P011 Red Line Plan (May 2016)
1821-01-01 Rev. G Proposed Contours (May 2016)
1821-01-02 Rev. F Landscape Masterplan (May 2016)
1821-01-03 Rev. B Site Sections (May 2016)
2014:CO:701:000 Rev 10 Site Wide Drainage General Arrangement Sheet 1 (May 2016)
2014:CO:702:000 Rev 11 Site Wide Drainage General Arrangement Sheet 2 (May 2016)
2014:CO:703:000 Rev 14 Site Wide Drainage General Arrangement Sheet 3 (May 2016)
2014:CO:704:000 Rev 05 Site Wide Drainage General Arrangement Sheet 4 (May 2016)
2014:CO:705:000 Rev 03 Site Wide Drainage General Arrangement Sheet 5 (May 2016)
2014:CO:706:000 Rev 01 Site Wide Drainage General Arrangement Sheet 6 (May 2016)

Reason for condition:-

In order to define the permission and in the interests of good planning.

2. The materials to be used in the development hereby approved shall be in accordance with the submitted Proposed External Materials Specification Details set out at Appendix 3 - 2 of the Environmental Statement: Further Update May 2016.

Reason for condition:-

To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by policies DC01 & DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

3. The security fencing around the plant shall be erected in accordance with the Proposed Security Fence Specification received as part of this application by email dated 27 June 2016.

Reason for condition:-

To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by policies DC01 & DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

4. The Landscape Implementation Plan V3, (received by Breckland Council 11th September 2014), submitted to and approved in writing by the Local Planning Authority under planning reference 3DC/2014/0134/DOC and updated Landscape Masterplan, (1821-01-02 Rev. F Landscape Masterplan. May 2016), shall be carried out during the planting season November/March immediately following the commencement of the development, or within such longer period as may be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of five years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with others of the same size and species unless the Local Planning Authority gives written consent to any variation.

Reason for condition:-

In the interests of visual amenity and to ensure a satisfactory form of development. This condition is imposed in accordance with Policy DC12 of the Breckland Adopted Core Strategy.

5. The development shall be undertaken in accordance with the tree protection measures set out in the submitted Arboricultural Report, Impact Assessment and Method Statement, (JCA Limited, refs 11664/PH and 11664a/PH).

Reason for condition:-

In order to ensure the protection of retained trees. This condition is imposed in accordance with Policy DC12 of the Breckland Adopted Core Strategy.

6. The updated Ecological Management Plan V3.2 (Argus Ecology, 2016 submitted as part of this application shall be implemented in full in accordance with the approved details and timetable.

Reason for condition:-

In order to maintain and enhance the biodiversity value of the site.

7. The Construction Management Plan, (received by Breckland Council 12th September 2014), submitted to and approved in writing by the local planning authority under planning reference 3DC/2014/0139/DOC, shall be adhered to throughout the construction period.

Reason for condition:-

In order to ensure the orderly development of the site and in the interests of highway safety and local amenity.

8. If during development contamination not previously identified is found to be present at the site, then no further development, (unless otherwise agreed in writing with the local planning authority), shall be carried out until the developer has submitted and obtained written approval from the local planning authority for a remediation strategy detailing how the contamination will be dealt with. The remediation strategy shall be implemented in accordance with the approved details.

Reason for condition:-

To protect and prevent pollution of controlled waters and in the interests of human health.

9. No deliveries shall be made or dispatched from the site outside the following times: 0700 - 1900 hours on Mondays to Fridays and 0800 - 1400 hours on Saturdays. No deliveries shall take place on Sundays or Bank Holidays.

Reason for condition:-

In the interests of local amenity.

10. All HGVs associated with the operation of the power station shall arrive and depart via the A11 trunk road to the east.

Reason for condition:-

In the interests of highway safety.

11. The submitted scheme for the disposal of foul and surface water as illustrated on drawings:

2014:CO:701:000 Rev 10 Site Wide Drainage General Arrangement Sheet 1.
May 2016

2014:CO:702:000 Rev 11 Site Wide Drainage General Arrangement Sheet 2.
May 2016

2014:CO:703:000 Rev 14 Site Wide Drainage General Arrangement Sheet 3.
May 2016

2014:CO:704:000 Rev 05 Site Wide Drainage General Arrangement Sheet 4.
May 2016

2014:CO:705:000 Rev 03 Site Wide Drainage General Arrangement Sheet 5.
May 2016

2014:CO:706:000 Rev 01 Site Wide Drainage General Arrangement Sheet 6.
May 2016

Shall be implemented in full in accordance with the approved details before the commissioning of the power station.

Reason for condition:-

To prevent pollution and ensure the satisfactory drainage of the development.

12. The scheme for the disposal of contaminated water during the construction phase contained within the Construction Traffic Management Plan, (received 12th September 2014), submitted to and approved in writing by the local planning authority under planning reference

3DC/2014/0139/DOC, shall be implemented in full in accordance with the approved details.

Reason for condition:-

To prevent pollution of the water environment.

13. Prior to the first use of the power station hereby approved, the proposed site access and internal access road shall be constructed in the location shown on drawing no. 16053 P001 P2 Site Plan, (May 2016), in accordance with a detailed specification to be agreed in writing with the local planning authority. This specification shall include construction details of the access and measures to prevent the discharge of surface water onto the adjacent highway.

Reason for condition:-

In order to ensure the provision of appropriate access and in the interests of highway safety.

14. Prior to the first use of the proposed new access visibility splays shall be provided in accordance with details to be agreed in writing with the local planning authority. The splays shall be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason for condition:-

In the interests of highway safety.

15. Prior to the commissioning of the power station the proposed on-site car parking, cycle parking, servicing, loading, turning and waiting areas shall be laid out in accordance with the details shown on drawing no. 16053 P001 P2 Site Plan (May 2016) and retained thereafter for these purposes.

Reason for condition:-

To ensure the provision of adequate parking and servicing areas in the interests of highway safety.

16. For the duration of the construction period all traffic associated with the development shall comply with the approved Construction Traffic Management Plan, (received by Breckland Council 12th September 2014), submitted to and approved in writing by the local planning authority under planning reference 3DC/2014/0139/DOC, shall be adhered to throughout the construction period.

Reason for condition:-

In order to ensure the orderly development of the site and in the interests of highway safety and local amenity.