

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

<b>Item No.</b>	<b>Applicant</b>	<b>Parish</b>	<b>Reference No.</b>
1	Mrs Laura Handford	ASHILL	3PL/2008/0214/F
2	Serruys Property Co Ltd	WATTON	3PL/2008/0607/F
3	W O & P O Jolly	ROUDHAM/LARLING	3PL/2008/0660/F
4	Ian Monson	OXBOROUGH	3PL/2008/0722/F
5	Ministry Of Defence	STANFORD	3PL/2008/0762/F
6	Mr S Basey-Fisher	THETFORD	3PL/2008/0874/F
7	Mr D Ozcan	ATTLEBOROUGH	3PL/2008/0960/CU
8	Miss A Bustard	CASTON	3PL/2008/0975/O
9	Mr Brian Self	ATTLEBOROUGH	3PL/2008/1020/O

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

ITEM	1	REPORT RECOMMENDING APPROVAL
REF NO:	3PL/2008/0214/F	
LOCATION:	ASHILL Goose Green	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
APPLICANT:	Mrs Laura Handford 1st Floor, The Chapel Keswick Hall	
AGENT:	Barefoot & Gilles 11a Princes Street Ipswich	
PROPOSAL:	Seven residential units in 3 blocks with associated access & car parking	

**CONSULTATIONS**

**RECOMMENDATION**

**Planning Permission**

- 3007 Full Permission Time Limit (3 years)
- 3048 In accordance with submitted AMENDMENTS
- 3100 Wall materials
- 3920 Obscured glazing (first floor) plot 7
- 3920 No P.D. for windows (first floor) plots 2, 5 & 7
- 3302 No P.D. for extensions, roof alterations, porches
- 3304 No P.D. rights for extensions, sheds, etc
- 3306 No P.D. rights for garages
- 3402 Boundary screening to be agreed
- 3408 Landscaping - details and implementation
- 3740 Vehicular access
- 3740 Access/on-site parking/turning/servicing
- 3740 Landscaping layout car parking provisions
- 3947 Contaminated Land (Prior to)
- 3943 Contamination found during development
- 3920 Replacement trees following removal of tree protected byTPO
- 3994 Non-standard note
- 3998 NOTE: Reasons for Approval

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

<b>ITEM</b>	<b>2</b>	<b>RECOMMENDATION : REFUSAL</b>
<b>REF NO:</b>	3PL/2008/0607/F	
<b>LOCATION:</b>	WATTON Plaswood Site Griston Road	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Serruys Property Co Ltd Atlas Works Norwich Road	
<b>AGENT:</b>	Owen Bond Partnership Queens House Queens Road	
<b>PROPOSAL:</b>	Demolish existing industrial units & erection of 24 no. residential dwellings & garages for plots 1, 2 & 4	

### **KEY ISSUES**

1. Compatability with existing neighbouring premises/ Noise issues
2. Highway safety
3. Character and appearance of the locality
4. Neighbour amenity

### **DESCRIPTION OF DEVELOPMENT**

The application seeks full planning permission for the construction of 24 new two storey dwellings and accompanying on-site parking provision which would be facilitated through the demolition of the existing industrial premises.

### **SITE AND LOCATION**

The site is roughly rectangular in shape and contains a large pitched roof industrial unit with the northern (front) part of the site being laid to hard surface. The main access to the site is onto the Griston Road which runs adjacent to the northern boundary of the site, beyond which are existing residential dwellings. To the east is a newly constructed residential development, to the south is agricultural land and to the west is the WECO Engineering premises and a vehicle repairs premises with accompanying dwelling.

### **RELEVANT SITE HISTORY**

3PL/2005/0782/F Residential development and ancillary works. Refused.  
3PL/1989/0452/F Factory and office extension to existing premises. Approved.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

### **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

PPG24: Planning and Noise

#### **SAVED LOCAL PLAN**

HOU2: Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

TRA5: 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**

#### **WATTON TOWN CLERK**

Objection: The Committee recommend refusal of the above plan on the grounds that the development is in close proximity to a heavy production industrial site and the need to protect employment in the town should future objections be made relating to the working on the site. The Committee also has very serious concerns that a condition of the planning application should it be approved be that a continuous 2 metre footpath from the development to the Norwich Road is installed as they feel that this is vital for safety of pedestrians on Griston Road. There is also a triangular piece of land at the end of the development site and entrance to Wood Lane (owned by the applicant), which must be brought up to Highways standard. Heavy industrial lorries are currently using this for turning purposes.

Other concerns are that the existing building has asbestos content in it and concerns are that this is disposed of correctly.

There is also a public footway (Footpath 10) which the Council is led to believe runs down Wood Lane and is on the inside of the existing fence of the former Plaswood site. Council should like the actual position defined before any approval is given.

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

**COUNCIL'S ENVIRONMENTAL HEALTH OFFICER** - No objection on the basis of the contents of the noise assessment, however, there are strong concerns with regard to future occupiers being negatively affected by any change in future working practices at the adjacent factory, which are not the subject of any planning controls.

**ENVIRONMENT AGENCY** - Issues re contamination and conditions required

**NORFOLK LANDSCAPE ARCHAEOLOGY** - No objections.

**HIGHWAY AUTHORITY** - Comments awaited.

**NORFOLK CONSTABULARY** - concern at the level of surveillance to the parking areas and therefore windows should be added to the side elevations of some units, any public open spaces

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

should be enclosed by 1m bow topped railings or similar, the footway links to the adjacent residential development should be lost, and the whole development should be lit to the necessary standard.

COUNCIL'S HOUSING ENABLING OFFICER - Supports the scheme given the on-site provision.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - No objection in principle, however, conditions required to protect the trees during construction works.

### **REPRESENTATIONS**

Objections have been received, the following is a summary of these:

A footpath should be provided along Griston Road, a footpath would result in loss of a residents garden which would be detrimental to their amenities and the development is incompatible with the adjacent engineering premises with regard to noise and disturbance,

A petition and letters supporting the scheme have been submitted.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

### **ASSESSMENT NOTES**

- \* The application is referred to Development Control Committee as it is a major application.
- \* The site is within the Settlement Boundary for Watton and, as such, the principle of residential development is acceptable.
- \* In terms of the specifics of the proposal, an assessment of each point is as follows:  
The site is located immediately adjacent to an existing, well-established engineering premises and as such the applicant has submitted a noise assessment report to assess the relationship between this existing user and the proposed residential scheme.  
This report has been assessed by the Council's Environment Health Officer who considers that, on the basis of the information provided, noise from the adjacent engineering works would not be at an unacceptable level above background levels and as such has no objection.  
However, concern has been raised that future residents would be the subject of noise disturbance if they were to have their windows open. This issue was raised in a recent appeal on a different site in Watton whereby an Inspector concluded that such a situation would be a serious shortcoming and that unless special circumstances exist, it is considered unacceptable.  
Furthermore, paragraph 42 of the Planning and Climate Change Supplement to PPS1 confirms that when assessing the environmental performance of proposed development, taking particular account of the climate the development is likely to experience over its expected lifetime, planning authorities should expect new development to, amongst other things, minimise energy consumption, including maximising cooling and avoiding solar gain in the summer and be planned so as to minimise carbon dioxide emissions. The need to keep windows and doors closed would deprive occupants of the opportunity for natural ventilation which is desirable for health and overall well-being of future residents and could result in a future occupier being reliant upon finding a method of cooling or ventilation which could be reliant upon energy consumption.  
PPG24: Planning and Noise also requires a Local Planning Authority to be mindful of any increase in noise which could be reasonably be expected in the future. Given that the adjacent engineering premises have no planning restriction attached to its operations, it is not considered unreasonable to assume that there working operations could change or an alternative user occupy the site which could significantly compromise the amenities of any future occupiers.  
The layout of the scheme and the design and materials of the proposed units relate suitably to one another and the existing character and appearance of the wider streetscene.  
In terms of highway safety, the Highway Authority have requested a number of minor revisions to the scheme which have been incorporated into an amended plan. This has been forwarded to the Highway Authority and their comments are awaited.  
Both residents and the Town Council have expressed a desire to see a new footpath to link Griston Road to Norwich Road. It is not considered appropriate to request such extensive off-site works given the nature of this development and the construction of a footpath across the site frontage as indicated on the applicant's plan is an acceptable contribution.  
In terms of neighbour amenity, the relationships between the proposed dwellings is acceptable in terms of providing adequate levels of privacy, light and outlook. Equally, the relationship between the proposed dwellings and the existing adjacent dwelling is acceptable in terms of neighbour amenity ie light, outlook and privacy.  
Given the previous use of the site it is considered appropriate to require a condition to deal with any possible contamination of the site. This is confirmed by the Environment Agency and the Council's Environmental Health Team.  
The applicant has agreed to provide the requisite affordable housing contribution in accordance with the requirements of policy. This is acceptable to the Council's Housing Team and would be secured through a S106 legal agreement.

In conclusion, it is considered that residential development in close proximity to an engineering

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

works would result in harm being caused to future residents in terms of noise and disturbance and as such the application is recommended for refusal.

**RECOMMENDATION** Refusal of Planning Permission

**REASON(S) FOR REFUSAL**

**9900** PPG24: Planning and Noise: Refusal

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

<b>ITEM</b>	<b>3</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/0660/F	
<b>LOCATION:</b>	ROUDHAM/LARLING Roudham Farm	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	W O & P O Jolly Roudham Farm Roudham	
<b>AGENT:</b>	Crop Systems Ltd Warren House Randell Close	
<b>PROPOSAL:</b>	Environmentally controlled potato store building	

### **KEY ISSUES**

1. Impact on the landscape and surrounding wildlife
2. Access for heavy transport vehicles
3. Residential amenity

### **DESCRIPTION OF DEVELOPMENT**

The proposal is for an environmentally controlled potato storage facility and associated soil bund, landscaping and parking area.

### **SITE AND LOCATION**

The proposed site would be located approximately 100m to the south of the A11 dual carriageway, on a piece of land currently used for agriculture. To the east and south of the site are existing woodlands. The site is served by an existing accessway onto the A11.

### **RELEVANT SITE HISTORY**

No relevant site history

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

### **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

PPS7: Rural Areas

PPG24: Noise

#### **SAVED LOCAL PLAN**

TRA5: 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**

#### **ROUDHAM & LARLING P C**

Roudham & Larling Parish: No objection yet comments were provided stating that screening trees need to be planted and that the screening should be as wide as possible.

NATIONAL GRID - negligible risk

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

NATURAL ENGLAND - no objection

ENVIRONMENT AGENCY - no comment

HIGHWAYS AGENCY - no objection

COUNCIL'S TREE & COUNTRYSIDE OFFICER: objection based on impact on the appearance of the countryside.

### **REPRESENTATIONS**

Letter of objection regarding residential amenity, access difficulties, degradation of the landscape and impact on wildlife.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

### **ASSESSMENT NOTES**

- \* The proposed site benefits from a direct access route onto the A11, which would avoid traffic disturbance through the nearby village of Roudham.
- \* The proposed storage building would benefit from having a woodland backdrop to the south and east of the site and would not be located in close proximity to any residential dwellings. Environmental Health have not raised any objections with regard to the chosen site.
- \* The proposal would be located in a fairly prominent position but the impact of the building would be reduced in the medium term by a soil bund and screening, which would include native trees.
- \* Other areas of the farm had been considered as potential sites for the storage building but were not as suitable as the proposal site. It should be noted that sites to the south of the railway track are not suitable as heavy lorries cannot cross the railway track and so would have to access the A11 through Roudham Heath industrial estate. Numerous other sites on the farm are constrained by the existence of irrigation pivots or by adjacent Sites of Special Scientific Interest (SSSI's), as would be the case to the north of the A11. It should be noted that Natural England have no objection to the proposal.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3100** Wall materials
- 3402** Boundary screening to be agreed
- 3560** Agricultural Building - No livestock/slurry
- 3561** Agricultural Building - holding use only
- 3712** Access and car park laid out prior to use
- 3920** Noise level
- 3998** NOTE: Reasons for Approval
- 4000** Saved Local Plan Policies

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

<b>ITEM</b>	<b>4</b>	<b>REPORT RECOMMENDING APPROVAL</b>
<b>REF NO:</b>	3PL/2008/0722/F	
<b>LOCATION:</b>	OXBOROUGH Church Farm	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> Y <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Ian Monson Oxborough Farms Ltd Church Farm	
<b>AGENT:</b>	LSDP Octagon House Water Run	
<b>PROPOSAL:</b>	2 fishing lakes, 1 wild life pond, car parking, vehicular access, paths & landscaping	

**CONSULTATIONS**

**RECOMMENDATION**

**Planning Permission**

**3920** SEE MAIN AGENDA ITEM

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

<b>ITEM</b>	<b>5</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/0762/F	
<b>LOCATION:</b>	STANFORD Stanford Training Area	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Ministry Of Defence HQ Defence Training Estate East West	
<b>AGENT:</b>	Mr N Chantry Defence Estates HQ Defence Training Estate East	
<b>PROPOSAL:</b>	Alterations to training facilities, including improved road infrastructure	

### **KEY ISSUES**

Impact on the local environment

### **DESCRIPTION OF DEVELOPMENT**

Various alterations and additions to the existing military training facilities are proposed within the Stanford Training Area (STANTA). The proposals include the development of two new training complexes ('urban' and 'rural'); both of which would comprise groups of single and two storey buildings constructed from plywood-clad steel containers, together with associated enclosed compounds and roads. It is also proposed to widen and upgrade parts of the existing road infrastructure within the Training Area.

### **SITE AND LOCATION**

The Stanford Training Area, which was established during WWII, comprises a large area of open countryside located between Thetford and Watton. The Training Area includes extensive areas of Breckland grassland and heath which have been designated as a Special Area of Conservation (SAC) and a Special Protection Area (SPA) under the EC Habitats and Birds Directives respectively. The area is also covered by the Stanford Training Area and Breckland Farmland SSSIs.

The proposed 'urban' training complex would cover an area of 1.4 hectares immediately adjacent to the Eastmere 'training village'. The 'rural' training complex would occupy 5.5 hectares of open land, formerly used as a tented camp site, of which 1.5 hectares would remain as grassland.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

### **RELEVANT SITE HISTORY**

No relevant site history

### **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 9: Biodiversity & Geological Conservation

#### **RSS POLICY**

ENV. 3: The landscape outside of the Areas of Important Landscape Quality and Historic Parks and Gardens to be protected from development wherever possible.

#### **SAVED LOCAL PLAN**

ENV.6: Non-designated wildlife habitats will be protected.

### **CONSULTATIONS**

STANFORD P C

NO REPLY AS AT 25TH JULY, 2008

HIGHWAY AUTHORITY - has raised no objection to the application.

NATURAL ENGLAND - has raised no objection to the proposed development subject to mitigation works elsewhere within STANTA.

ENVIRONMENT AGENCY - has raised no objection to the application.

NORFOLK LANDSCAPE ARCHAEOLOGY - has raised no objection to the application.

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

### **ASSESSMENT NOTES**

\* Stanford Training Area is one of the main centres in the UK for pre-operational training for troops deploying to the Middle East. The proposed developments are required in order to provide realistic and effective training facilities for troops.

\* On the basis of the information provided, it is considered that the proposed developments would have little or no impact on the surrounding area beyond the confines of the existing training area. It is not anticipated that the proposals will lead to an overall increase in troop numbers or result in an intensification of training activities.

\* The principal issues raised by the proposed development concern its likely impact on the ecological value of the area. As required by the Habitat Regulations, an Appropriate Assessment has been prepared by Defence Estates to identify and quantify the likely impacts on the internationally designated nature conservation areas. The Appropriate Assessment concludes that the proposals will have a significant impact on the SAC due to the loss of existing grassland habitat. It is proposed to mitigate this impact by re-creating new areas of grassland elsewhere within STANTA. It is not considered that there would be a significant impact on SPA features. Natural England has confirmed that it is satisfied that the proposed developments would not threaten the integrity of the designated sites subject to the proposed mitigation being undertaken.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Replacement grassland habitat
- 3998** NOTE: Reasons for Approval

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

<b>ITEM</b>	<b>6</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/0874/F	
<b>LOCATION:</b>	THETFORD Brunel Way	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> Employment <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr S Basey-Fisher Century Logistics 6 Brunel Way	
<b>AGENT:</b>	Feilden & Mawson 1 Ferry Road Norwich	
<b>PROPOSAL:</b>	Construction of industrial units	

### **KEY ISSUES**

1. Layout
2. Design
3. Access
4. Landscaping

### **DESCRIPTION OF DEVELOPMENT**

It is proposed to develop a large new warehouse and distribution facility on land off Brunel Way. The building would have a gross floor area of 12,660 square metres. A temporary access is proposed off Brunel Way, pending the construction of the main access road for the Thetford Enterprise Park.

### **SITE AND LOCATION**

The site, which extends to 4 hectares, comprises an area of undeveloped greenfield land on the northern edge of Thetford. The site forms part of the proposed Thetford Enterprise Park. The site is bounded to the north by the A11 and to the south by existing industrial development.

### **RELEVANT SITE HISTORY**

Outline planning permission for the development of the site and adjoining land as a business park was granted in 2007. This was a renewal of a longstanding permission originally granted in 1989.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

### **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

PPG13: Transport

### **CONSULTATIONS**

THETFORD T C

No Objection

HIGHWAY AUTHORITY - comments are awaited.

NORFOLK LANDSCAPE ARCHAEOLOGY - no objection subject to conditions.

COUNCIL'S ASSISTANT TREE & COUNTRYSIDE OFFICER - has requested further information.

COUNCIL'S HEAD OF ECONOMIC DEVELOPMENT - supports the proposal, noting the proposal would represent a significant investment in the Thetford Enterprise Park and that the applicant is a major employer in the town.

NORFOLK POLICE - have made comments on fencing, lighting and CCTV.

### **REPRESENTATIONS**

None

### **ASSESSMENT NOTES**

- \* The application is referred to Development Control Committee as it is a major application
- \* The proposed development is considered to be acceptable in principle. The site has a long standing permission for commercial use and is adjacent to an existing industrial estate.
- \* It is considered that the proposal, although large, would relate well visually to its surroundings. The development is located on the lowest part of the business park site and the proposed warehouse would be built into the slope to further reduce its impact. The building would be finished in neutral coloured cladding to give a clean, modern appearance. Visual interest would be created by the use of angled glazed screens at the main entrance and contrasting cladding and fenestration to the proposed office accommodation.
- \* As required by conditions on the current outline planning permission, a development brief for the business park as a whole has been submitted for approval. The brief includes a master plan and covers issues relating to layout, design, landscaping, sustainable construction, access and drainage. The contents of the development brief, and the extent to which the current proposal would be consistent with the brief, are currently under consideration.

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

**RECOMMENDATION** Planning Permission

**CONDITIONS**

**3920** CONDITIONS TO FOLLOW

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

<b>ITEM</b>	<b>7</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/0960/CU	
<b>LOCATION:</b>	ATTLEBOROUGH Quick Stop Church Street	<b>APPN TYPE:</b> Change of Use <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> Commercial Area <b>CONS AREA:</b> Y <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr D Ozcan Quick Stop Church Street	
<b>AGENT:</b>	Roy Payne R I B A Russell House Litcham	
<b>PROPOSAL:</b>	Change of use from A1 shop to A5 Hot Food	

### **KEY ISSUES**

1. Partial loss of current A1 unit
2. Parking
3. Noise/smell issues

### **DESCRIPTION OF DEVELOPMENT**

The proposal involves the change of use of part of the existing Quick Stop grocery shop (A1) to a hot food takeaway (A5).

### **SITE AND LOCATION**

The site is located within Attleborough town centre to the north of Church Street. The site also lies within a conservation area. To the west of the site is an existing card shop and to the east of the site is the section of the existing Quick Stop store that is to remain if planning permission is granted.

### **RELEVANT SITE HISTORY**

The building was originally two shops, one of which was a fish and chip shop until recently. 3PL/2004/1401 related to demolition of the building and rebuilding as one shop

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

### **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

PPS6: Town Centres

PPS7: Rural Areas

PPG15: Planning and the Historic Environment

PPG24: Noise

TRA5: 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

Objection: based large number of existing take-aways in the town centre and future problems surrounding litter, to the detriment of the conservation area and town centre.

COUNCIL'S ENVIRONMENTAL PLANNING OFFICER - no objection.

HIGHWAYS AUTHORITY - no objection.

COUNCIL'S HISTORIC BUILDINGS OFFICER - no comment.

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

### **REPRESENTATIONS**

One letter received from a member of the public who stated that they had no objection to the proposal providing that efficient extraction and filtering is installed to eliminate all cooking and food smells.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

### **ASSESSMENT NOTES**

- \* The application has been referred to Committee at the request of the Ward Member.
- \* The site, which currently forms part of the existing Quick Stop grocery store, used to be a fish and chip take-away.
- \* The application is for change of use only as no floor plans or elevational drawings were submitted as part of the proposal. Any external alterations to the building (including the installation of equipment associated with cooking) would require planning permission.
- \* Conditions attached to the planning permission would protect the residential amenity of the area with regard to opening hours, loading times and the provision of extraction and filtering equipment.
- \* The proposal is located within the town centre of Attleborough which means that there is sufficient parking away from the site for customers.
- \* There are currently no saved policies from the adopted Local Plan that are relevant to this proposal and there is no clear guidance in "Planning Policy Statement 6: Planning for town centres" that would justify an objection to the proposal on policy grounds.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3516** Prov. of fume extraction & filtration system&duct
- 3520** No loading during unsocial hours
- 3532** Late night opening hours
- 3920** Grease trap drainage system
- 3920** No generators, compressor, air-conditioning etc
- 3998** NOTE: Reasons for Approval

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

<b>ITEM</b>	<b>8</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/0975/O	
<b>LOCATION:</b>	CASTON White House The Street	<b>APPN TYPE:</b> Outline <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> Y <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Miss A Bustard 11 Birkett Way Chalfont St Giles	
<b>AGENT:</b>	Miss A Bustard 11 Birkett Way Chalfont St Giles	
<b>PROPOSAL:</b>	Erection of one 3 bed detached bungalow, one 4 bed detached house & two 4 bed semi detached houses	

### **KEY ISSUES**

1. Impact upon character and appearance of the locality
2. Impact upon highway safety
3. Impact upon neighbour amenity
4. Impact upon water voles

### **DESCRIPTION OF DEVELOPMENT**

The application seeks outline planning permission for the construction of 4 new dwellings with accompanying garaging; "layout" and "access" to be considered as part of this application. The layout features 3 dwellings at the rear of the site with a single dwelling towards the front of the site so as to be positioned immediately to the east of the existing dwelling known as "The White House", access to the site is via the existing means which adjoins The Street to the south.

### **SITE AND LOCATION**

The site is roughly "T" shaped and currently forms part of the residential curtilage of the White House, which is a vacant detached, two storey house, and part of the field to the rear of curtilage. To the south is The Street, which provides vehicular access to the site, to the west is the aforementioned dwelling known as the White House, to the east are existing residential dwellings and to the north is open countryside. The boundaries to the site are delineated by mature vegetation

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

### **RELEVANT SITE HISTORY**

3PL/2008/0363/O - Demolition of existing dwelling and replacement of 6 private and 2 affordable dwellings. Refused.

3PL/2008/0049/O - Demolition of existing dwelling and replacement of 8 private and 8 affordable dwellings. Withdrawn.

### **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

PPS3: Housing

PPS9: Biodiversity & Geological Conservation

PPS25: Flood Risk

HOU4: Within the Settlement Boundaries of the villages, planning permission may be granted for individual dwellings or small groups of houses which will enhance the form and character of the village and its setting

TRA5: 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**

CASTON P C

Objection

Comments: -

1. The retention of The White House and the existing out building's, does not form part of the application and therefore we do not wish to see The White House demolished at a future date and replaced with additional properties.
2. The new single residence between 'The Plot' and 'The White House' would continue the linear development in the village and would be acceptable.
3. The development of Plots 1, 2, and 3, which look like a terrace, would incorporate three large houses and six garages. This would form a building 'mass' totally out of keeping with the character of the village.
4. It is against Caston Parish Council policy to allow 'back land development' in the village. This application would set a precedent for unwanted future development in back gardens.
5. There are too many dwellings/buildings on the plot especially at the edge of the settlement area.
6. This is over-development at the rear of the site and at the entrance to the village.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

7. Flooding would be increased by the mass of rear development and excessive vehicle parking.
8. The Street is already prone to flooding at this point and this would add to it. Also 'run off' water onto the neighbour's land could occur and the natural soak away of the rain would probably affect the neighbouring land.
9. The land at the back of The White House rises and therefore the development would be much higher than the existing property and more dominant.
10. The quantity of car parking spaces created on the development would increase the amount of traffic on the site. This would cause a hazard outside the school. The number of car spaces is excessive for the size of the site.

ENVIRONMENT AGENCY - No objections subject to conditions.

HIGHWAY AUTHORITY - No objections subject to conditions.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objections.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - No objection in principle, however, the reserved matters will need an updated arboricultural implications statement and full details of mitigation measures for the water voles need to be incorporated.

COUNCIL'S HOUSING ENABLING OFFICER - It is considered that as part of the site is outside of the village envelope, a commuted sum on the basis of the m2 area outside of the envelope should be sought.

COUNCIL'S HISTORIC BUILDINGS OFFICER - No objection, a vast improvement on previous proposals.

### **REPRESENTATIONS**

The following is a summary of the objections received with regard to this application: Concerns at flooding; water voles in the locality which must be protected; this development is opposite a school which could be detrimental to highway safety; the development is outside of the settlement boundary for Caston; it will spoil the openness and character of this village; part of the scheme is backland development; the proposal is out of character with the locality; concerns at surface water implications of the scheme.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

### **ASSESSMENT NOTES**

The application is referred to Development Control Committee given the previous Committee decisions.

A previous scheme at this site was withdrawn, 3PL/2008/0049/O, for the demolition of the existing dwelling and the construction of 16 new dwellings including 8 affordable units and a subsequent application was refused for 8 dwellings, 3PL/2008/0363/O, on the grounds of it being detrimental to the character and appearance of the locality.

As a result of this decision, the applicant has amended the current scheme so that it is now for 4 new dwellings and now does not involve the demolition of the existing White House.

It is considered that the 4 new dwellings, which equates to a density of approx. 17 dwellings per hectare, are acceptable given that the locality is characterised by relatively loose knit, low density development.

In terms of the layout of the scheme, the design would lead to a development in depth when viewed in conjunction with the retained White House and will be designed to reflect a traditional farm complex as set out in the submitted artists impression and the Design and Access Statement. Whilst the final design will be dealt with at Reserved Matters stage, it is considered that the aforementioned details help support the view that a layout as proposed could have appropriate regard for the character and appearance of this edge of village location. The Historic Buildings Officer has confirmed that the scheme represents an improvement on the previous scheme and has no objection in principle.

In terms of neighbour amenity, whilst the final design does not form part of this application, it is evident that the siting of the dwellings in relation to one another and the existing neighbouring dwellings could be such that light, outlook and privacy can be adequately safeguarded.

In terms of highway safety, the Highway Authority have confirmed that they have no objection to the proposal subject to conditions. The applicant has indicated that they are willing to make a contribution towards the implementation of the Caston School Travel Plan and provide two disability regulations compliant bus stops in the vicinity of the site. These are not considered necessary in planning terms for this scheme and as such this will not be included as part of any outline approval.

It is evident that water voles are apparent within the site and as such mitigation measures will need to be secured and as such an appropriate condition will be added to this permission.

An arboricultural assessment has been submitted with the application and it is apparent that there is no fundamental objection, however, a further report will need to be submitted at reserved matters stage to assess the impact of the final scheme.

The site is located within both Flood Zones 2 and 3 and as such a Flood Risk Assessment was prepared. This has been assessed by the Environment Agency and they have confirmed that they have no objections subject to conditions.

The size of the scheme means that no affordable housing or other contributions ie education, library services etc are required.

The Council's Housing Enabling Officer has requested a commuted sum for affordable housing on the basis that part of the application site (rear gardens to plots 1 to 3) are outside of the Settlement Boundary. It is considered that, given the dwellings are largely inside; only the gardens are outside, it is not appropriate to ask for such a contribution.

In conclusion, it is considered that the scheme is acceptable when assessed against relevant planning policies and as such is recommended for approval.

### **RECOMMENDATION**

**Outline Planning Permission**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

**CONDITIONS**

- 3005** Outline Time Limit (3 years)
- 3058** Standard Outline Condition
- 3060** Standard outline landscaping condition
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3402** Boundary screening to be agreed
- 3408** Landscaping - details and implementation
- 3131** Window details to be agreed
- 3920** Floor levels to be set
- 3920** Flood resilient construction
- 3920** PD rights removed from part of site liable to flood
- 3920** Surface water drainage
- 3920** Protection & mitigation of water voles etc
- 3740** Vehicular access
- 3740** Visibility splay
- 3740** Access/on-site parking/servicing/turning
- 3740** Vehicular/pedestrian/cyclists
- 3920** Arboricultural implication statement
- 3998** NOTE: Reasons for Approval
- 4000** Saved Local Plan Policies

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

<b>ITEM</b>	<b>9</b>	<b>RECOMMENDATION : REFUSAL</b>
<b>REF NO:</b>	3PL/2008/1020/O	
<b>LOCATION:</b>	ATTLEBOROUGH 102 Besthorpe Road	<b>APPN TYPE:</b> Outline <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> N <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr Brian Self 102 Besthorpe Road Attleborough	
<b>AGENT:</b>	Mr David Cumming CSA Design Studio The Cottage	
<b>PROPOSAL:</b>	Small development of eight dwellings	

### **KEY ISSUES**

1. Access
2. Scale, density and layout

### **DESCRIPTION OF DEVELOPMENT**

The proposal seeks outline planning permission for the erection of eight dwellings. Means of access and layout form part of the application with all other matters reserved. The existing dwelling and garages/outbuildings will be demolished. The two linked properties at the front of the site and two at the rear of the site are 2 storey. The remaining 4 dwellings in between are single storey.

### **SITE AND LOCATION**

The site is located within the Settlement Boundary. The site lies to the west of a recently built housing estate. Two single storey dwellings have been erected directly behind the properties immediately adjoining the site to the east.

### **RELEVANT SITE HISTORY**

A similar proposal was submitted in 2007 (reference 3PL/2007/1912/O). The application was withdrawn to enable negotiations regarding access and layout.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

### **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:

PPS3: Housing

#### **SAVED LOCAL PLAN**

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

### **CONSULTATIONS**

#### **ATTLEBOROUGH TC**

Objection: The Town Council is worried about the access on to the mini roundabout and this is also back filling without any 106 agreement.

HIGHWAYS AUTHORITY - has raised an objection due to an intensification in the use of an access in such close proximity to an existing mini-roundabout.

COUNCIL'S CONTAMINATED LAND OFFICER - requires details of previous uses or conditions

### **REPRESENTATIONS**

Letters of objection have been received raising concerns regarding impact on amenity, drainage, highway safety, overdevelopment, overlooking, retention of an existing hedge and preserved tree.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-08-2008**

### **ASSESSMENT NOTES**

- \* The application has been referred to Development Control Committee at the request of the Ward Member.
- \* The site is within the Settlement Boundary and represents the development of a brownfield site, therefore there is no objection in principle to the redevelopment of the site for housing providing the proposal provides for satisfactory access and parking arrangements and the scale, density and layout are appropriate to the locality.
- \* It is considered that the scale, density and layout is acceptable and in accordance with Policy HOU.2 and the advice contained within PPS7.
- \* The principle of development in depth along Besthorpe Road has been established by adjacent recent development.
- \* The density and scale of the proposal is similar to adjoining development. The 2 storey-dwellings have been orientated and sited sufficient distance away from adjoining dwellings to minimise direct overlooking whilst the introduction of bungalows maintains privacy.
- \* The main issue is the objection raised by the Highway Authority. "It is considered the proposal has the potential to engender a significant increase in vehicular movements.
- \* The increase in the number of slowing, stopping and turning movements in such close proximity to the existing mini-roundabout junction is considered likely to cause confusion and uncertainty for drivers approaching in either direction, to the detriment of highways safety. An increase in turning movement at this location is also likely to impede the free flow of traffic on Besthorpe Road and vehicles negotiating the adjacent mini-roundabout. Not only would this increase the propensity for standing and queuing vehicles on Besthorpe Road but also unacceptably increase the likelihood of tail end collision."
- \* In view of the strong objection by the Highway Authority it is considered that the proposal should be recommended for refusal on highway grounds only.

### **RECOMMENDATION**

**Refusal of Outline Planning Permission**

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

**9900 HIGHWAY REFUSAL**