

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 22-09-2008**

<b>Item No.</b>	<b>Applicant</b>	<b>Parish</b>	<b>Reference No.</b>
1	Dawe Estates Ltd	CARBROOKE	3PL/2008/0969/F
2	Pear tree Property Co.	DEREHAM	3PL/2008/0988/F
3	Abel Homes Ltd	WATTON	3PL/2008/1019/F
4	Abel Homes Ltd	WATTON	3PL/2008/1042/F
5	Norfolk Homes Ltd	ATTLEBOROUGH	3PL/2008/1083/F
6	Hastoe Housing Association	SAHAM TONEY	3PL/2008/1086/F
7	Mrs Diana Wyatt	SHROPHAM	3PL/2008/1132/O
8	J Drew & Son	HORNINGTOFT	3PL/2008/1152/F
9	HDD RAF Watton Ltd	CARBROOKE	3PL/2008/1171/D
10	Heitz Engineering Ltd	DEREHAM	3PL/2008/1191/F
11	David Wilson Homes Ltd	CARBROOKE	3PL/2008/1208/D

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<b>ITEM</b>	<b>1</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/0969/F	
<b>LOCATION:</b>	CARBROOKE Site adj. Fen Farm Willow Corner	<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>	Dawe Estates Ltd Oaklands Farm Carbrooke	
<b>AGENT:</b>	Parsons & Whittleby Ltd 1 London Street Swaffham	
<b>PROPOSAL:</b>	Proposed residential development ( 3 dwellings)	

### **KEY ISSUES**

1. Assessment against previous planning appeal
2. Impact on the character and appearance of the area
3. Highway safety
4. Neighbour amenity

### **DESCRIPTION OF DEVELOPMENT**

The application seeks full planning permission for the construction of three dwellings consisting of one detached house and a pair of semi-detached houses. The scheme also makes provision for two attached garages and one detached garage which will be accessed via two new accesses through the site frontage.

### **SITE AND LOCATION**

The site is a rectangular parcel of vacant land located in an edge of village location. Existing residential development is to the north west and east of the site with an access road to the south west of the site. The site boundaries are delineated by a mix of hedging/vegetation/trees and fencing.

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### **RELEVANT SITE HISTORY**

3PL/2007/1203/F - Proposed residential development (4 semi-detached houses). Refused.  
3PL/2007/0661/F - Proposed residential development (4 semi-detached houses). Refused and appeal dismissed.

### **POLICY CONSIDERATIONS**

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

PPS1: Delivering Sustainable Development

PPS3: Housing

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

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**

CARBROOKE P C

Majority Objection (four objections, two no objections, one absence owing to an interest) on the following grounds:

Concerns regarding access to the area - Councillor's comments include: The design and access statement says "the existing track is of good standard" -

this is clearly not the case. It is a narrow, unmade road and a public footpath and not suitable for regular traffic or service traffic - It has been pointed out the condition of this track will only deteriorate.

Whilst there is recognition that this site has potential for fewer units, it is felt that the roads and infrastructure of Carbrooke are already suffering from the large amount of traffic and that three new units would only exacerbate this problem.

It has been stated that emergency vehicles would not be able to obtain the required access and that there is a lack of a turning circle with the remit of the properties.

There are also concerns regarding the fact that there is no mention of who is responsible for the maintenance and upkeep.

There is a general feeling that three houses is an over-development for the size of the plot and would potentially have a detrimental impact on neighbouring properties, particularly in relation to the reduction in daylight to neighbouring (lower) properties.

It has also been stated that this proposal will not enhance the form or character of the village as it is required to do under local plan policy HOU4. A statement has been made that the "continual infilling on small pieces of land is changing the character and destroying the rural nature of the village".

Finally, a comment has been put forward as to whether there would be any gift or grant to Carbrooke for this potential building development.

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HIGHWAY AUTHORITY - No objection subject to a condition.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection.

**REPRESENTATIONS**

A number of local objections have been received.

The following is a summary of these third party representations:

The scheme does not represent a significant change to the previously refused scheme, it does not respect the character and appearance of the village, loss of privacy to neighbouring property, overshadowing, one dwelling on the site would be more appropriate, the adjacent drive is not suitable for the development, overdevelopment of the site, there are already significant numbers of dwellings available locally, the scheme is not "affordable", backfill, capacity for the village has already been met with other developments in the locality, detrimental to human rights with regard to privacy and family life and local services and facilities are lacking or at full capacity.

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### **ASSESSMENT NOTES**

\* The application is referred to Development Control Committee given the planning history of the site.

\* The application site is within the Settlement Boundary for Carbrooke and as such the principle of residential development is acceptable.

\* Previous applications (3PL/2007/0661/F and 3PL/2007/1203/F) have been refused and the former was the subject of an appeal dismissal. In light of these decisions the application has been revised as follows:

The scheme has been reduced from 4 dwellings to 3,

The amount of turning areas within the plots have been reduced and greater separation to the neighbouring dwellings to the east has been provided.

\* An assessment of the proposal with regard to the amendments is as follows:

From a highways perspective, the Highway Authority has confirmed that they have no objections to the proposal as they did with regard to the previous planning applications.

In terms of the impact upon the character and appearance of the area, the scheme has been reduced to 3 dwellings from the previously applied for 4 which has helped to reduce both the bulk of the building works, the amount of hard-surfacing within the site and increase the amount of space and separation between the dwellings. As such this, coupled with the simple design and external materials proposed, will result in a development appropriate to the edge of village location.

In terms of neighbour amenity, the dwelling closest to the neighbouring properties to the east has been re-positioned from the previous refusals so as to create a distance of 10m from the boundary to the two storey element of the dwelling from the previous distance of 5m. This is considered to be appropriate in terms preventing the dwelling from being overly oppressive and detrimental to outlook. Equally, this degree of separation is adequate to safeguard light levels to an acceptable degree and there is only one window in the adjacent side elevation which is to be obscure glazed and serves a non-habitable room (garage) thus preventing any significant overlooking. A condition will be required to prevent windows being added within this south-west side elevation without requiring separate consent.

\* It is considered that the scheme meets with the requirements of the relevant planning policies and as such is recommended for approval.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 22-09-2008**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3740** On-site parking turning
- 3402** Boundary screening to be agreed
- 3212** No additional windows south-western side plot 1
- 3212** Obscured glass Plot 1 south-western side
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 22-09-2008**

<b>ITEM</b>	<b>2</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/0988/F	
<b>LOCATION:</b>	DEREHAM Lyndon Mary Unwin Road	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlement Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Peartree Property Co. c/o agent	
<b>AGENT:</b>	Pelorus 1 Collins Way Rashes Green	
<b>PROPOSAL:</b>	Erection of 8 apartments following demolition of existing	

### **KEY ISSUES**

1. Highway safety
2. Parking
3. Design/impact on street scene
4. Residential amenity

### **DESCRIPTION OF DEVELOPMENT**

The proposal is for a building that will provide 8 apartments. The building will be three storeys in height along Mary Unwin Road and two storeys in height along Littlefields. The development will also comprise of a fresh landscaping scheme and 5 parking spaces that can be accessed from Mary Unwin Road.

### **SITE AND LOCATION**

The site lies within the Settlement Boundary of Dereham and is located on a corner plot adjacent to Mary Unwin Road and Littlefields. The site is located in close proximity to Dereham town centre. There is currently one bungalow situated on the site.

### **RELEVANT SITE HISTORY**

Outline planning permission was granted under ref: 3PL/2006/0447/O for the demolition of an existing bungalow to provide 2 new houses.

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### **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: Rural Areas

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**

DEREHAM T C

Objection: Councillors objected on all counts, they felt this was overdevelopment of the site and the design was highly inappropriate for the area. It was a 3 storey building on a corner and visibility would be a problem. They also felt there was a lack of parking.

HIGHWAY AUTHORITY - No objection subject to conditions

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

NORFOLK CONSTABULARY - Comments provided regarding lighting and provision of a locked barrier.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - Require a fresh landscaping scheme.

### **REPRESENTATIONS**

Numerous letters of objection were received from neighbours regarding the following points:

- 1) Lack of parking
- 2) Over-development
- 3) Impact on street scene
- 4) Detrimental impact on residential amenity
- 5) Loss of open space
- 6) Highway safety
- 7) Loss of trees

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### **ASSESSMENT NOTES**

- \* The application is referred to Development Control Committee because it is a locally sensitive proposal and numerous local residents have raised concerns. Additionally, interest has been shown in the application by Keith Simpson MP.
- \* The proposal provides 5 designated car parking spaces, which is considered adequate given the close proximity of the site to Dereham town centre. Additionally, concerns over on-street parking have been addressed by the securing of a Traffic Regulation Order.
- \* The size and design of the flats is not out of keeping with the surrounding area. To the east of the site is an existing 3-storey block of flats that would be of similar height to the proposal. The proposal has been reduced to a two storey building along Littlefields in order to be in keeping with the height of the adjacent dwelling to the south of the site. Additionally, the scheme has been revised so that the Mary Unwin Road elevation has been broken up by a projecting element.
- \* The proposal would involve the loss of trees/hedges on site which are of little importance and a fresh landscaping scheme would be of more benefit than retaining the existing vegetation.
- \* The proposal is not considered to be detrimental to the residential amenity of the area. There are only obscure glazed windows on the western elevation of the block of flats to the east of the site. The dwelling known as "Saxon Lodge", to the south of the site, only has an obscure glazed door on its northern elevation adjacent to the proposal site. The flats would not directly overlook the rear gardens of any neighbouring properties. It should also be noted that the dwellings on the northern side of Mary Unwin Road are set back from the highway by over 12m and so the proposal is not considered to be over dominant.
- \* The proposal is not considered to represent overdevelopment and is not out of character with the area when compared to the density of development to the east of the site. Additionally, the site is of sufficient size for an adequate landscaping scheme to be provided, which will also be to the benefit of future occupiers.
- \* To address the security concerns of the Norfolk Constabulary, a planning condition will ensure that the site is served by a locked barrier prior to the first occupation of the flats.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3101** Brickwork and bond to be agreed
- 3402** Boundary screening to be agreed
- 3408** Landscaping - details and implementation
- 3740** Visibility Splay
- 3740** Access/on-site parking/turning laid out
- 3740** Secure waiting restrictions western side
- 3740** Management strategy to control parking
- 3920** Desk study for risk of contamination
- 3920** If contamination found, no works to be carried out
- 3994** Works to public highway
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

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<b>ITEM</b>	<b>3</b>	<b>REPORT RECOMMENDING APPROVAL</b>
<b>REF NO:</b>	3PL/2008/1019/F	
<b>LOCATION:</b>	WATTON The Stables Norwich Road	<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>	Abel Homes Ltd The Old School House Little Cressingham	
<b>AGENT:</b>	David Futter Associates Ltd Arkitech House 35 Whiffler Road	
<b>PROPOSAL:</b>	New Creche/Nursery Facility and ancillary works	

**CONSULTATIONS**

**RECOMMENDATION** Planning Permission

3920 SEE MAIN AGENDA ITEM

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<b>ITEM</b>	<b>4</b>	<b>REPORT RECOMMENDING APPROVAL</b>
<b>REF NO:</b>	3PL/2008/1042/F	
<b>LOCATION:</b>	WATTON The Stables Norwich 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>	Abel Homes Ltd The Old School House Little Cressingham	
<b>AGENT:</b>	David Futter Associates Ltd Arkitech House 35 Whiffler Road	
<b>PROPOSAL:</b>	Demolition of existing premises and erection of residential development together with ancillary works.	

**CONSULTATIONS**

**RECOMMENDATION** Planning Permission

3920 SEE MAIN AGENDA ITEM

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ITEM	5	REPORT RECOMMENDING APPROVAL
REF NO:	3PL/2008/1083/F	
LOCATION:	ATTLEBOROUGH Land at Bryony Way/Carvers Lane	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> Residential <b>CONS AREA:</b> N <b>TPO:</b> Y <b>LB GRADE:</b> N
APPLICANT:	Norfolk Homes Ltd Weybourne Road Ind. Est. Weybourne Ro	
AGENT:	Les Brown Associates 1a Church Field Attlebridge	
PROPOSAL:	Residential development comprising 38 dwellings & assoc. roads, infrastructure & open space	

**CONSULTATIONS**

**RECOMMENDATION** Planning Permission

3920 SEE MAIN AGENDA ITEM

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<b>ITEM</b>	<b>6</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/1086/F	
<b>LOCATION:</b>	SAHAM TONEY Site adj. Parkers VC Primary School Pound Hill	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Hastoe Housing Association Rectory Farm Barns Little Chesterford	
<b>AGENT:</b>	Parsons & Whittleby Ltd 1 London Street Swaffham	
<b>PROPOSAL:</b>	Construction of 10 No. dwellings	

### **KEY ISSUES**

1. Policy
2. Design/visual Impact
3. Highway safety
4. Archaeology

### **DESCRIPTION OF DEVELOPMENT**

Full planning permission is sought to construct ten "affordable" semi-detached dwellings on agricultural land to the south of the village school. The scheme would comprise of one four-bed house, three three-bed houses, four two-bed houses and two one-bed houses.

### **SITE AND LOCATION**

The site comprises of 0.3376 hectares of agricultural land abutting the village school and fronting onto Pound Hill. Existing hedgerows are present along the road frontage and the northern boundary with the school. Access to the site would be provided by a new adopted road off Pound Hill.

### **RELEVANT SITE HISTORY**

No relevant site history

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### **POLICY CONSIDERATIONS**

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

PPS1: Delivering Sustainable Development

PPS3: Housing

PPS7: Sustainable Development in Rural Areas.

HOU.6: New Dwellings Outside Settlement Boundaries

TRA.5: Traffic Generation.

### **CONSULTATIONS**

SAHAM TONEY P C

No objection. The Council would comment however that some safety measures might be needed at the road entrance due to the close proximity of the road to the school to stop children running out of school, straight down Pound Hill and into the new road.

COUNCIL'S HOUSING ENABLING & PROJECTS OFFICER - No objections. The scheme will result in homes being built to meet an identified housing need in the district, built to Lifetime Home standards and Secure by Design.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection subject to the imposition of conditions relating to contaminated land.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objections.

HIGHWAY AUTHORITY - No objections subject to amendments relating to footpath provision and road width.

NORFOLK LANDSCAPE ARCHAEOLOGY - Awaiting comments.

NORFOLK COUNTY COUNCIL'S PRINCIPAL POLICY OFFICER - Awaiting comments.

COUNCIL'S ASSISTANT TREE & LANDSCAPE OFFICER - Awaiting comments.

### **REPRESENTATIONS**

Letters of objection have been received from local residents on the grounds of the impact on the countryside and surrounding landscape, impact on local services, infrastructure and surrounding historic buildings, and detriment to highway safety.

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### **ASSESSMENT NOTES**

- \* The application is referred to Development Control Committee as it is a major application.
- \* Whilst it is recognised that the site lies outside the Settlement Boundary for Saham Toney where Policy HOU.6 of the Breckland Local Plan prohibits new residential development, given that the scheme is for the provision of affordable housing and its proximity to the village facilities, it is considered suitable as an exceptions site.
- \* A draft Section 106 agreement has been submitted with the application to control the future occupation and ownership of the affordable dwellings.
- \* Furthermore, the Council's Housing Officer states that the proposal meets the interim policy for affordable housing provision and that a need for this type of accommodation exists within the district.
- \* The dwellings are considered acceptable in terms of their design, scale and layout and would not cause detriment to the residential amenities of any nearby properties.
- \* Whilst the Highway Authority raises no objection to the scheme, a revised plan showing amendments to the access and footpath provision has been requested from the applicant. Subject to the amendments being incorporated, it is not considered that the scheme would be detrimental to highway safety.
- \* Therefore, subject to the imposition of conditions relating to landscaping and access, and no archaeological issues being raised, the application is recommended for approval.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3116** Roof of clay pantiles
- 3100** Wall materials
- 3740** Highway conditions - footpath/junction/pedestrian
- 3944** Contaminated Land - Desk top study
- 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
- 3920** Archaeological Mitigatory Programme
- 3992** Non-standard note re: S106
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

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<b>ITEM</b>	<b>7</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/1132/O	
<b>LOCATION:</b>	SHROPHAM 14 Watton Road	<b>APPN TYPE:</b> Outline <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mrs Diana Wyatt 14 Watton Road Shropham	
<b>AGENT:</b>	Mr Anthony Evans Sketcher Partnership Ltd First House	
<b>PROPOSAL:</b>	One, two-storey detached house with garage and new access	

**KEY ISSUES**

1. Impact upon the character and appearance of streetscene
2. Highway safety
3. Neighbour amenity.

**DESCRIPTION OF DEVELOPMENT**

The application seeks outline planning permission for a detached two storey dwelling with a detached single garage within part of the garden which accompanies the existing dwelling, 14 Watton Road. All matters are reserved with the exception of access. The applicant has submitted indicative plans to demonstrate how the site can be developed.

**SITE AND LOCATION**

The application site is roughly rectangular in shape and forms part of the garden to 14 Watton Road which is an existing two storey semi-detached dwelling to the east. To the north are neighbouring gardens and to the west is a neighbouring semi-detached house. The site is accessed via the Watton Road carriageway which is located to the south of the site.

**RELEVANT SITE HISTORY**

3PL/2007/0960/O - Two storey detached house with garage and new access - Refused 25/7/07

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### **POLICY CONSIDERATIONS**

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

PPS1: Delivering Sustainable Development

PPS3: Housing

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

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**

SHROPHAM P C

Shropham Parish Council is unanimously opposed to this application by Mrs Diana Wyatt to build one two-storey detached house with garage and new access. The plot is too small and the same reasons given below in response to the previous application on this site, application No 07/1921/F, are held to apply for this application:-

"Whilst the house applied for is within the guidelines it would be a very tight fit. The cars would be unlikely to be able to turn round on the site and would have to back out which would be hazardous. There would be more parking on the grass verge outside. This is already used as car park by adjoining properties and is a hazard - in particular vehicles exiting from Westgate do not have an uninterrupted view of traffic approaching along Hargham Road. This problem has to be addressed and should not be made worse. Another access onto Watton Road so near to the crossroads would be dangerous and should not be allowed"

HIGHWAY AUTHORITY - No objection subject to conditions.

### **REPRESENTATIONS**

One objection received which expresses concern at loss of light and it being too intrusive on a small plot.

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### **ASSESSMENT NOTES**

- \* The application is referred to Development Control Committee as the applicant is a Council employee.
- \* The application site is within the Settlement Boundary for Shropham and as such the principle of a new residential dwelling is acceptable.
- \* A previous application was refused for a single dwelling (3PL/2007/0960/O) and consequently the re-submission has been amended to indicate an increased plot width and an indicative scheme has also been submitted in an attempt to demonstrate how the site could accommodate a dwelling. It is considered that the streetscene drawing demonstrates that adequate separation can be retained between a dwelling on the site and those adjacent to the site. It is evident from the street scene that space around the dwellings is an important characteristic of the locality. Furthermore, whilst the exact design and layout is, at this stage, reserved for consideration, the submitted plans do indicate that a design can be provided which relates successfully to the adjacent dwellings in terms of position, size, height and external materials.
- \* As previously mentioned, the exact design and position of the dwelling is, at this stage, reserved for consideration. However, it is evident that the site's relationship with the neighbours can adequately safeguard amenity in terms of light, outlook and privacy.
- \* The agent has amended the scheme so as to retain sufficient private amenity space to the existing property.
- \* The Highway Authority has confirmed that they have no objection to the proposal subject to the use of conditions.
- \* In conclusion, it is considered that the proposal is acceptable in planning terms and therefore recommended for approval.

### **RECOMMENDATION**

**Outline Planning Permission**

### **CONDITIONS**

- 3005** Outline Time Limit (3 years)
- 3058** Standard Outline Condition
- 3060** Standard outline landscaping condition
- 3048** In accordance with submitted AMENDMENTS
- 3750** Prior to first occupation vehicular access constructed
- 3750** Prior to first occupation proposed access etc laid out
- 3402** Boundary screening to be agreed
- 3106** External materials and samples to be approved
- 3994** Note: Works within highway
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

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<b>ITEM</b>	<b>8</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/1152/F	
<b>LOCATION:</b>	HORNINGTOFT Grange 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>	J Drew & Son Grange Farm Horningtoft	
<b>AGENT:</b>	Mr Anthony Evans Sketcher Partnership First House	
<b>PROPOSAL:</b>	Conversion of barns to residential	

**KEY ISSUES**

The key issue in this case is the impact of existing agricultural sheds, to the north of the site, on the future residential amenity of potential occupiers of the barns.

**DESCRIPTION OF DEVELOPMENT**

The proposal involves the conversion of existing barns to create 3 residential dwellings. Barns A1 and A2 will be linked by a new extension to form one dwelling.

**SITE AND LOCATION**

The site lies outside the Settlement Boundary of Horningtoft and is located on a corner plot of land. To the north of the site is a working farmyard.

**RELEVANT SITE HISTORY**

3PL/2007/0049/F - Conversion of barns to residential - Refused 13/3/07  
3PL/2008/0718/F - Conversion of barns to residential - Withdrawn.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 22-09-2008**

### **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

PPS3: Housing

PPS7: Rural Areas

PPS9: Biodiversity & Geological conservation

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**

HORNINGTOFT P C

No objection

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

COUNCIL'S TREES AND COUNTRYSIDE OFFICER: Comments regarding species and sites for planting and condition regarding owl box.

NORFOLK LANDSCAPE ARCHAEOLOGY: No objection subject to condition.

NATURAL ENGLAND: No objection subject to informative.

NORFOLK CONSTABULARY: Advice to applicant

COUNCIL'S HISTORIC BUILDINGS OFFICER: Requires condition re schedule of works to be provided

HIGHWAYS AUTHORITY: No objection subject to conditions, although would have preferred the existing access onto Horningtoft Road (C234) to be limited to existing farmyard traffic only.

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 22-09-2008**

### **ASSESSMENT NOTES**

- \* The application is referred to Development Control Committee at the request of the Ward Representative.
- \* Planning application ref: 3PL/2007/0049/F was refused at Committee for the following reasons:
  - 1) Failure to demonstrate that there is no demand for such buildings in the locality for business use
  - 2) Failure to provide evidence that this development would not be to the detriment of biodiversity in respect of the occupation of the barns by owls and bats.
  - 3) Proximity of the working farmyard, which would give rise to noise and disturbance, detrimental to the amenity of the occupiers.
- \* The application has now been marketed for a sufficient period of time (approximately 1 year) and there have been no offers for any of the three barns for business usage.
- \* A bat and barn owl report has been submitted which states that the existing barns are unlikely to be used by either species. A planning condition will ensure that a barn owl box is provided.
- \* The third reason for refusal related to noise and disturbance from existing sheds to the north of the site under Local Plan Policy ENV.28. This policy is no longer part of the Local Plan. The applicant has also provided an assurance in writing that the agricultural sheds to the north of the site will not be used for the housing of livestock in future and a planning condition will ensure that the buildings will not be used for this purpose. The applicant has also stated that the door to the south of shed 3 can be made redundant to reduce the impact of the farmyard on future occupiers. A planning condition will ensure that the southern opening is removed. It should also be noted that a landscaping scheme will provide further protection from the existing sheds. These measures should ensure that the existing working farmyard is not detrimental to the future amenity of occupiers.
- \* PPS7 states that support should be given to the re-use of appropriately located and suitably constructed buildings in the countryside. The guidance also states that there is a need to preserve buildings of historic or architectural importance which contribute to local character. The existing barns are constructed of red brick, red pantiles, flint and timber and are an important feature in the local landscape. The accompanying structural report states that the buildings are suitable for residential conversion.
- \* The site is of sufficient size for adequate amenity space to be provided for all three future dwellings and the proposal is not considered to be detrimental to the residential amenity of the area.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 22-09-2008**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3104** External materials to be approved
- 3300** No P.D. for fences, walls etc
- 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
- 3380** Archaeological work to be agreed
- 3402** Boundary screening to be agreed
- 3408** Landscaping - details and implementation
- 3416** Mitigation of Harm to Barn Owls
- 3920** Schedule of works to be submitted
- 3920** Agricultural sheds not be house livestock
- 3920** Existing entrance removed before first occupation
- 3944** Contaminated Land - Desk top study
- 3943** Contamination found during development
- 3385** Archaeological condition
- 3740** Vehicular access
- 3740** Access/on site parking/turning
- 3994** Non-standard note
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 22-09-2008**

ITEM	9	REPORT RECOMMENDING APPROVAL
<b>REF NO:</b>	3PL/2008/1171/D	
<b>LOCATION:</b>	CARBROOKE Neighbourhood Centre Blenheim Grange (Former RAF Watton) Norwich Road	<b>APPN TYPE:</b> Reserved Matters <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> Y <b>LB GRADE:</b> N
<b>APPLICANT:</b>	HDD RAF Watton Ltd City Gate East Toll House Hill	
<b>AGENT:</b>	Jefferson Sheard Architects 1 Scotgate Mews Scotgate	
<b>PROPOSAL:</b>	Reserved matters app for local centre mixed use dev of retail units,40 parking spaces & 4 two bed houses	

**CONSULTATIONS**

**RECOMMENDATION** Approval of Reserved Matters

3920 SEE MAIN AGENDA ITEM

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 22-09-2008**

<b>ITEM</b>	<b>10</b>	<b>RECOMMENDATION : REFUSAL</b>
<b>REF NO:</b>	3PL/2008/1191/F	
<b>LOCATION:</b>	DEREHAM 24 Charles Wood Road Rash's Green Industrial Estate	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> Y <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Heitz Engineering Ltd 24 Charles Wood Road Rash's Green	
<b>AGENT:</b>	Mr Nigel Gates Plandescil Ltd Connaught Road	
<b>PROPOSAL:</b>	Erection of workshop extension including offices & amenities	

**KEY ISSUES**

Impact on tree.

**DESCRIPTION OF DEVELOPMENT**

Full planning permission is sought to construct a detached workshop building to provide additional working space and facilities to serve the applicants expanding business.  
The building would measure approximately 29 metres by 18 metres with a height to the ridge of 7.8 metres.

**SITE AND LOCATION**

The site comprises an area of undeveloped land within the existing Rash's Green Industrial Estate, accessed off Charles Wood Road. Commercial buildings are situated to the north, west and south of the site. A mature oak tree is also present on the site.

**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:

PPS1: Delivering Sustainable Development

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 22-09-2008**

### **CONSULTATIONS**

DEREHAM T C

Councillors felt any expansion should be upwards to avoid removal of tree.

COUNCIL'S ASSISTANT TREE & COUNTRYSIDE OFFICER - Strong objection raised on the grounds that the oak tree is protected by Tree Preservation Order 1996 No.14. As such, the current plans would result in damage/loss of this protected tree. Furthermore, a recent application to fell the tree was refused by Breckland Council, a decision which was upheld at appeal in March 2008.

HIGHWAYS AUTHORITY - Comments awaited

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

### **REPRESENTATIONS**

None received.

### **ASSESSMENT NOTES**

- \* The application is referred to Development Control Committee due to the conflict between protecting the tree and the scheme's potential to generate employment.
- \* The proposed development of an industrial building in this location is considered acceptable in principle. The building would be sited on land designated for industrial use and is considered acceptable in design terms.
- \* Notwithstanding the above, the contentious part of this application relates to the impact of the scheme on the mature oak tree on the site. Given the scale and siting of the building proposed, it is considered that the scheme would result in the loss of the protected tree which has significant amenity value in an area that is characterised by minimal tree cover. As such, the application is recommended for refusal.

### **RECOMMENDATION**

**Refusal of Planning Permission**

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

- 9900** PPS1 Policy
- 9900** Loss of mature tree

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 22-09-2008**

<b>ITEM</b>	<b>11</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/1208/D	
<b>LOCATION:</b>	CARBROOKE AND GRISTON Part of former Technical Site RAF Watton	<b>APPN TYPE:</b> Reserved Matters <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> Redevelop. Opport <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	David Wilson Homes Ltd Barratt House 7 Springfield Lyons	
<b>AGENT:</b>	David Wilson Homes Ltd Barratt House 7 Springfield Lyons Approach	
<b>PROPOSAL:</b>	Erection of 113 no dwellings, garages,access road and assoc highway works (amended scheme to 3PL/2008/0162/D)	

### **KEY ISSUES**

Layout and design

### **DESCRIPTION OF DEVELOPMENT**

Revised proposals have been submitted for the erection of 113 dwellings as part of the redevelopment of the former RAF Watton Technical Site. The proposal includes a range of 3 and 4 bedroom properties, mainly in the form of 2 and 2 1/2 storey houses. A limited number of 3 storey houses are proposed in key locations.

The key changes to the proposed development include the re-positioning of a number of dwellings to accommodate a drainage easement, the use of alternative house types to provide larger garden areas and minor revisions to the layout of some parking courts.

### **SITE AND LOCATION**

The application site covers an area of 3.31 hectares and forms part of the redevelopment of the former RAF Watton Technical Site. The site adjoins the existing airfield and previously included several large hangers. The site falls within the parishes of Carbrooke and Griston.

### **RELEVANT SITE HISTORY**

Outline planning permission for residential development was granted on appeal in November 2006. A revised Design Guide for the development was approved in July 2007. Reserved matters approval was granted for 113 dwellings in April 2008.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 22-09-2008**

### **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.

### **CONSULTATIONS**

CARBROOKE P C

No Objection  
GRISTON P C

No reply as at 5th September, 2008

HIGHWAY AUTHORITY - comments awaited.

NORFOLK POLICE - have made a number of comments about the layout of car parking areas and rear access to properties.

COUNCIL'S ASSISTANT TREE & COUNTRYSIDE OFFICER - has raised no objection subject to the retention of tree protection fencing and the submission of proposals for new landscaping.

COUNCIL'S CONTAMINATED LAND OFFICER - has confirmed that the site investigation for the development is on-going.

ENVIRONMENT AGENCY - No objections/comments in light of previous approval

### **REPRESENTATIONS**

None

### **ASSESSMENT NOTES**

- \* This application is referred to the Development Control Committee as it is a Major application.
- \* The principle of housing development here was established by the grant of outline permission in November 2006. Matters for consideration under this application relate only to the detail of the design and layout of the development.
- \* The proposed layout is considered to be generally acceptable. The proposal is very similar to the previously approved scheme, and accords with the approved Design Guide for the development. The Design Guide requires street types, housing forms, densities and materials to be varied across the development to create a series of distinct character areas.
- \* Some concerns have been raised by Norfolk Police about the layout of proposed parking courts and rear pedestrian accesses. Discussions are currently on-going with the applicant on these matters.

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 22-09-2008**

**RECOMMENDATION** Approval of Reserved Matters

**CONDITIONS**

- 3012** Approval of Reserved Matters condition
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3140** Prior approval of slab level
- 3405** Fencing/walls - details and implementation
- 3310** No alterations to lose garage
- 3750** Parking and garaging provided
- 3404** Surfacing of parking etc-details and construction
- 3994** Note re conditions on outline permission
- 3998** NOTE: Reasons for Approval:PPS3 Housing