

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 22ND SEPTEMBER 2008

REPORT OF DEVELOPMENT SERVICES MANAGER

(Author: Nick Moys, Principal Planning Officer (Major Projects))

HARLING: PROPOSED RESIDENTIAL DEVELOPMENT, LOPHAM ROAD

Applicant: Mr A Taylor/Mr D Taylor

Reference: 3PL/2008/0579/F

DEFERRED ITEM REPORT

This report concerns an application for full planning permission for residential development on land at Lopham Road, Harling. The proposal was considered by members on 1st September 2008, when it was resolved to defer the application to allow further consultation with the Parish Council.

Amended layout proposals have been sent to the Parish Council for further comment. The application has also been re-advertised in the local press. Details of any further comments received will be reported verbally.

Following the drafting of the previous Committee report, additional information was submitted by the applicant to address outstanding issues. In summary, this information included:

- confirmation of the availability of a local builder to undertake the development in the short term in order to ensure that the scheme is deliverable within a 5 year period
- confirmation of interest from a RSL in the proposed affordable housing
- all houses to be constructed to Code Level 3 or 4 of the Code for Sustainable Homes
- design amendments to reduce impact of overlooking on neighbour
- additional landscaping to provide a buffer with adjacent industrial units

On the basis of this information it is considered that balance of issues raised is tipped in favour of the proposal.

RECOMMENDATION: That planning permission is granted subject to conditions and a section 106 agreement.