

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 22ND SEPTEMBER 2008

REPORT OF DEVELOPMENT SERVICES MANAGER

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

SNETTERTON: PROPOSED BUSINESS PARK & ALTERATIONS TO MOTOR RACING CIRCUIT, HARLING ROAD

Applicant: MOTORSPORT VISION LIMITED Reference: 3PL/2008/0600/0

DEFERRED ITEM REPORT

This report concerns a planning application for a new business park and alterations to the existing motor racing circuit at Snetterton. The application was considered by Committee on 21st July 2008 when it was resolved to defer the application to allow further discussion with the applicant in relation to: i) noise from the extended circuit and ii) control over the proposed retail uses.

Noise

Following further discussions with the applicant, a revised Noise Management Plan (NMP) has been submitted for consideration. The NMP sets out the applicant's proposals to control noise from circuit activities in order to minimise disturbance to local residents. The NMP covers race events, trackdays and testing activities, and includes limits on noise levels, the frequency of events, maximum number of vehicles, hours of operation and noise testing regimes. Community liaison and complaints procedures are also included.

The Council's Environmental Health Officer has confirmed that he is generally content with the provisions of the revised Noise Management Plan, and for the purposes of this planning application, it is considered that the revised NMP strikes a reasonable balance between the needs of the circuit to operate as a viable business and the need to protect local residents from increased levels of noise and disturbance. It is recommended therefore that any permission granted should be subject to planning conditions requiring the circuit to be operated in accordance with the NMP in order to ensure that the proposed development does not result in significant harm to local amenities.

Following the last committee meeting a considerable volume of letters of objection to the application has been received, raising concerns about the impact of noise from the circuit on local residents. To date, more than 90 additional letters of objection have been received.

Retail uses

Further information has also been provided in respect of the proposed retail uses. On the basis of the information provided, planning conditions have been drafted which would limit the proposed retail units to the sale of motor sport related goods, including high performance cars and motorcycles, together with associated parts, accessories and other related products. Restrictions on the total amount of retail floorspace and limitations on the size of units are also proposed. Discussions with the applicants on this matter are on-going, the results of which will be reported verbally.

RECOMMENDATION: It is recommended that planning permission is granted subject to conditions (to include matters relating to detailed design, restriction of retail uses, noise, landscaping, wildlife mitigation, phasing, access/parking, travel plans, drainage, and sustainable construction).