

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2018/0012/F	CASE OFFICER	Fiona Hunter
LOCATION:	SNETTERTON Snetterton Renewable Energy Plant,Chalk Lane Snetterton	APPNTYPE:	Full
APPLICANT:	Breckland Council Breckland Council Elizabeth House	POLICY:	Out Settlemnt Bndry
AGENT:	Chaplin Farrant Ltd 51 Yarmouth Road Thorpe St Andrew	ALLOCATION:	N
PROPOSAL:	Erection of new sub-station switch room, with associated external works and access.		
		CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application is presented for consideration by the committee as Breckland District Council is the applicant.

KEY ISSUES

Principle of Development
Impact on Character and Appearance of Area
Amenity Considerations
Highway Safety Considerations
Natural Environment Considerations
Other Matters

DESCRIPTION OF DEVELOPMENT

Consent is sought to construct a sub-station switch room and transformers. The building would have a floor area measuring approximately 137 sqm to a total height of 4.2m. The site would be fenced off and would consist of the switch room building and areas of hardstanding to facilitate 2 no. transformers.

Access would be off Chalk Lane, an adopted highway, then via a private gated access for the adjacent Snetterton Biomass Power Plant.

The buildings design would be utilitarian in nature, a corrugated steel finish on a block plinth with a pitched roof, and not dissimilar in appearance to an existing biomass energy plant at the site.

SITE AND LOCATION

The application site is at a remote location, in countryside, on the northern side Chalk Lane, Snetterton. However the site adjoins an existing biomass power station and there is an existing large scale poultry facility

to the south. The Snetterton Heath Employment Area with its range of built form, including the airfield and race track, is to the south of the site. The submitted red line site consists of a grassed area to the front of the biomass plant and has an area of approximately 0.19 hectares.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2012/0029/F - Erection of a 40MW renewable energy biomass power station and associated works.
Approved - 18/07/12.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

NPPF: National Planning Policy Framework

SS1: Spatial Strategy

DC1: Protection of Amenity

DC15: Renewable Energy

DC16: Design

DC17: Historic Environment

DC 19 Parking Provision

CP3: Employment

CP4: Infrastructure

CP8: Natural Resources

CP9: Pollution and Waste

CP10: Natural Environment: Protection of Species

CP11: Protection and Enhancement of the Landscape

CP12: Energy

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections, there is an existing access and the use will generate limited traffic movements.

CONTAMINATED LAND OFFICER

No objection subject to the imposition of an appropriate condition relating to unexpected contamination.

OLD BUCKENHAM AIRFIELD

No comment to make

BRECKLAND ASTRONOMICAL SOCIETY

We need to encourage development to avoid unnecessary outdoor light and where "'necessary' they can easily be fully shielded and fully downward directed ie no light beam spillage beyond horizontal.

ECONOMIC DEVELOPMENT

The provision of additional electricity power for the key Snetterton Heath employment area is essential to supporting investment and jobs creation along the A11 economic corridor. The proposed sub-station is an essential element of providing the additional power.

HISTORIC ENVIRONMENT SERVICE

The proposed development lies close to an area where previous archaeological investigations have recorded significant settlement remain of Anglo Saxon date and many features and artefact dating of other periods.

If permission is granted, it is recommended that this is subject to a condition requiring a programme of archaeological work.

ENVIRONMENTAL PLANNING

No Comments Received

SNETTERTON P C

No Comments Received

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No Comments Received

REPRESENTATIONS

None received.

ASSESSMENT NOTES

1. Principle of the Development

1.1 The proposed development follows on from the approval in 2012 of the adjoining renewable energy power station. Policy SS1 of the adopted Local Plan had identified the Snetterton Heath Employment Area for employment expansion and land allocation to accommodate the expansion. However, Policy SS1 also notes there is a electricity capacity constraints to the employment allocations, which needs to be resolved by "upgrading the existing network or providing an on-site power generation source". This development, together with the adjacent Biomass Plant, will in full or part, address this electricity constraint.

1.2 The proposals maps identifies the site as being located within the countryside. However, there are no policies which specifically restrict infrastructure development in the countryside. Furthermore, the site is within the approved curtilage of an existing and operational power plant. The apparatus and built form will be seen within the context of a heavily developed industrial site, and will effectively appear ancillary to the plant, being within its curtilage. The proposed development therefore accords with policies SS1, CP3 and CP4 of the adopted Local Plan and will allow the expansion and growth of a key economic/employment site along the A11 corridor.

2. Impact on the Character of the Area

2.1 As alluded to above, this wider site is heavily industrialised, having once been open countryside. Seen

within the context of this site, with the backdrop of a large biomass power plant, the proposed building, its incumbent apparatus, and hardstanding and security fencing will not appear stark or erode the rural character of the area. Whilst this is a sizeable building, it is within the curtilage of the plant and will be judged in this context. In that respect the proposed utilitarian design would not appear out of place. There would be minimal impact on the local landscape, worthy of protection for its own intrinsic beauty. The proposed development is therefore in accordance with Local Plan policy CP11.

3. Amenity Considerations

3.1 The proposed development is some distance from residential properties and as stated is an ancillary development to the power plant. Potential impacts on amenity were addressed in detail under the original consent. The proposed switch room, it is envisaged, would have no material impact on amenity and thus is in accordance with policy DC1 of the adopted Local Plan.

4. Highway Safety Considerations

4.1 County Highways have been consulted, and as the proposed access is off the existing power plant access, would generate minimal additional vehicle movements. In addition, there is adequate on-site parking and turning facilities. On this basis, Highways have not raised an objection. No conditions of consent are suggested and development does not conflict with policy DC19.

5. Natural Environment Considerations

5.1 The County Ecologist has been consulted, however, no response has been received at the time of writing this report. A Preliminary Ecological Appraisal has been submitted and sets out that no significant impact from an ecological perspective is anticipated and suggests potential enhancement measures. Suitable conditions could address the ecological matters of pertinence.

6. Other Matters

6.1 The Contaminated Land Officer, on receipt of further details, is content that this scheme could proceed as submitted subject to an unexpected contamination condition. The application will be conditioned accordingly. The scheme therefore accords with CP09.

6.2 The proposed development site lies close to an area where previous archaeological investigations have recorded significant settlement remain of Anglo-Saxon date and many features and artefacts dating from other periods. The Historic Environment Officer at Norfolk County Council therefore suggests a condition agreeing an archaeological scheme of investigation. The condition is deemed reasonable in this instance and any approved scheme could be conditioned accordingly. The proposal is therefore considered to be in accordance with policy DC17.

6.3 Comments have been received from Breckland Astronomical Society. It is stated that the view of the skies are already affected by lights off the Snetterton Heath development including the power plant. A condition ensuring that any external lighting is directed downwards is suggested. This is a rural area, notwithstanding the power plant that is in existence, and such a condition is deemed reasonable.

7. Conclusion

7.1 In light of the above appraisal the proposed development is considered acceptable, in accordance with the Development Plan, and it is therefore recommended consent is granted subject to conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3380 Archaeological work to be agreed**
- A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and
- The programme and methodology of site investigation and recording,
 - The programme for post investigation assessment,
 - Provision to be made for analysis of the site investigation and recording,
 - Provision to be made for publication and dissemination of the analysis and records of the site investigation,
 - Provision to be made for archive deposition of the analysis and records of the site investigation and
 - Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- and;
- B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A); and
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason for condition:-

The details are required to be submitted prior to the commencement of the development to ensure the potential archaeological interest of the site is investigated and protected from the outset of the development, in accordance with Policy DC17 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

- 3946 Contaminated Land - Unexpected Contamination**
- In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is imposed in accordance with CP9 of the Breckland Adopted Core Strategy.

This condition will require to be discharged

3548

Full details of external lighting

Prior to the occupation of the development hereby permitted details of the external lighting to the site shall be agreed in writing with the Local Planning Authority, and only lighting so agreed shall be installed on the site. Such lighting shall be kept to a minimum for the purposes of security and site safety, and shall prevent upward and outward light radiation.

Reason for condition:-

To ensure the satisfactory development of the site and to take account of the environmental effects of the development on the locality.

This condition will require to be discharged

3007

Full Permission Time Limit (3 years)

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

Reason for Condition:-

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

3047A

In accordance with submitted plans NEW 2017

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-

To ensure the satisfactory development of the site.

3920

Ecology Condition

Prior to the commencement of the development hereby approved the recommendations and enhancements set out in the approved Preliminary Ecological Appraisal by Torc Ecology dated January 2018, shall be carried out in strict accordance with the report and the development shall proceed in accordance with the recommendations.

Reason for condition:- In order to conserve and enhance biodiversity.

2014

Criterion E - Planning Apps Where Approved

Appeals against planning decisions

If you are aggrieved by the decision of your local planning authority to attach any particular condition/s to this permission, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning

authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.co.uk

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

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NOTE: Application Approved Without Amendment

The Local Planning Authority has acted positively and proactively in determining this application, (having engaged with the Applicant at the pre-application stage), and by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission within the statutory timeframe in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at <http://www.breckland.gov.uk/content/planning-search-0>