

<b>ITEM:</b>		<b>RECOMMENDATION:</b>	APPROVAL
<b>REF NO:</b>	3PL/2018/0892/VAR	<b>CASE OFFICER</b>	Tom Donnelly
<b>LOCATION:</b>	MUNDFORD Mundford Poultry Farm Cranwich Road Mundford	<b>APPNTYPE:</b>	Variation of Cond's
<b>APPLICANT:</b>	Mundford Poultry Limited Beacon House Kempson Way	<b>POLICY:</b>	Out Settlemnt Bndry
<b>AGENT:</b>	Derek Salisbury Practice Hodder House Crowborough Road	<b>ALLOCATION:</b>	N
<b>PROPOSAL:</b>	Amendments to 3PL/2007/1425/F - Minor changes to proposed managers house		
		<b>CONS AREA:</b>	N
		<b>LB GRADE:</b>	N
		<b>TPO:</b>	N

**REASON FOR COMMITTEE CONSIDERATION**

The application is referred to Planning Committee as this is a variation to a major scheme.

**KEY ISSUES**

Acceptability of proposed variations

**DESCRIPTION OF DEVELOPMENT**

The proposal seeks a variation of condition (2) on Planning Permission 3PL/2007/1425/F ( Replacement poultry barns and replacement agricultural managers house and staff building ) The proposed amendments relate to the Managers House element of the approved scheme. The proposed amendments would result in changes to the fenestration of the dwelling, revision to the staircase on the eastern elevation and the addition of a chimney stack on the western elevation as well as internal alterations. Additionally, the width of the dwelling is proposed to be increased by 0.7m.

**SITE AND LOCATION**

The application site is at Mundford Poultry Farm, Cranwich Road in Mundford. The site is bounded to the south by A134, also known as Cranwich Road.

**EIA REQUIRED**

No

**RELEVANT SITE HISTORY**

3PL/2007/1425/F- Replacement Poultry barns and replacement agricultural managers house and staff building ( Granted and part implemented)

**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

**OBLIGATIONS/CIL**

Not Applicable

**CONSULTATIONS**

**MUNDFORD P C**

No objections

**REPRESENTATIONS**

A site notice and press notice were posted which expired on 11-09-18 and 27-07-18 respectively.

No responses were received.

**ASSESSMENT NOTES**

1.0 Introduction

1.1 Planning permission was previously granted under Ref: 3PL/2007/1425/F for replacement poultry barns and replacement agricultural house. This permission was implemented by the construction of the replacement poultry barns . The replacement mangers house has yet to be built, but the scheme has been implemented by the construction of the barns within the time limit of the original permission and is therefore extant.

1.2 The proposal seeks a variation of condition (2) on Planning Permission 3PL/2007/1425/F. The proposed amendments relate to the Managers House element of the approved scheme. The proposed amendments would result in changes to the fenestration of the dwelling, revision to the staircase on the eastern elevation and the addition of a chimney stack on the western elevation as well as internal alterations. Additionally, the width of the dwelling is proposed to be increased by 0.7m.

2.0 Impact of amendments on approved scheme

2.1 Given the size and scale of changes proposed to the managers house, the amendments to are considered to be minor in nature and would not substantially alter the character and appearance of the development compared to the original approval.

2.2 The proposed changes are considered to have appropriate regard to Policy DC16 of the Core Strategy and Development Control Policies 2016.

### 3.0 Conclusion

3.1 In terms of the overall planning balance of the scheme the amendments are not considered to significantly alter the approved scheme and are therefore considered to be acceptable, subject to the imposition of all relevant conditions from the original approval.

<b>RECOMMENDATION</b>
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**Planning Permission**

<b>CONDITIONS</b>
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- 1 Material Amendment**

This permission seeks a material amendment to planning permission 3PL/2007/1425/F. The development must commence in accordance with the time scale and conditions set out in the original permission unless varied by this permission.

Reason for condition:-  
To comply with section 92 of the Town & Country Planning Act 1999 (as amended).
- 2 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.
- 3 Agricultural Workers dwelling**

The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336 of the Town & Country Planning Act 1990, or in forestry, or a dependant of such person residing with him or her, or a widow or widower of such a person, and to any resident dependants.

Reason for condition:-  
The Local Planning Authority's policy for this rural area is to resist the erection of dwellings which are not essential to the needs of local agriculture.

**This condition will require to be discharged**
- 4 Highway condition: HDC14**

Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason for condition:-  
In the interests of highway safety.
- 5 Highway condition: HDC17**

Prior to the first occupation of the development hereby permitted the proposed access / on-site parking / turning shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason for condition:-  
In the interests of highway safety.

- 6**                    **Indicated landscaping to be implemented**
- The landscaping shown on the plan accompanying the application shall be carried out during the first planting season October/March immediately following the commencement of works on site. Any trees or plants which within a period of 5 (five) years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
- Reason for condition:-  
In the interests of the satisfactory appearance of the development.
- This condition will require to be discharged**
- 7**                    **Replacement dwelling - existing to be demolished**
- Prior to the occupation of the dwelling hereby approved, the existing dwelling shall be demolished and all materials removed from the site to the satisfaction of the Local Planning Authority.
- Reason for condition:-  
In the interest of the satisfactory appearance of the development, and to ensure that this permission is exercised for the purposes of a replacement dwelling.
- This condition will require to be discharged**
- 8**                    **Non-standard drainage condition**
- No means of foul water drainage disposal for the dwelling and staff/office building hereby approved, shall be used other than a sewage treatment plant.
- Reason for condition:-  
To prevent the pollution of the water environment.