

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2018/1501/F	CASE OFFICER Lisa ODonovan
LOCATION:	GRISTON Low Meadow Park Thompson Road Griston	APPNTYPE: Full POLICY: Out Settlement Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mr F Ulrych Park Farm Griston	
AGENT:	NKF Planning Consultancy Limited 34 Queen Elizabeth Avenue Gaywood	
PROPOSAL:	Replace permanent static caravans with 2 No. 4 bed chalet bungalows with double garage and 3 No. 3 bedroom bungalows with single or shared double garage	

REASON FOR COMMITTEE CONSIDERATION

The application is brought to Committee as the recommendation is contrary to Policy.

KEY ISSUES

Principle
Impact on character and appearance
Amenity impact
Highway safety
Tree impact

DESCRIPTION OF DEVELOPMENT

The application seeks approval for the erection of five dwellings and associated garages. The proposal will include the demolition and removal of four existing residential static mobile homes.

The dwellings proposed comprise of two one and a half storey (four bed) dwellings, and three single storey, (three bedroom) dwellings. Plots 1 and 2 will benefit from a detached double garage, plot 3 with a detached single garage and plots 4 and 5 will share a double garage.

SITE AND LOCATION

The site is located outside of the defined Settlement Boundary of Griston and is bordered to the north and west by agricultural land and associated buildings, to the east by existing residential static mobile homes, and to the south by the local highway. Beyond the highway to the south lies agricultural land, with residential development and the settlement of Griston located further to west. The surrounding area is characterised by predominantly agricultural land and is rural in its appearance. The site itself is occupied by permanent residential static mobile homes, which are served by an existing access to the south of the site onto the local

highway.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2016/0297/O - Replacement of permanent static caravans with a mix of five dwellings - Permission

3PL/2006/0743/F - Removal of condition 3 on planning permission 3PL/1994/1091/F (to accommodate 12 units) - Permission

3PL/1994/1091/F - Residential caravans (renewal) - Permission

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

CP.04	Infrastructure
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

GRISTON P C

The members of Griston Parish Council have no objections to this planning application.

NORFOLK COUNTY COUNCIL HIGHWAYS

I have previously commented on this proposal under reference 3PL/2016/0297 where I raised no objections to the replacement of the existing mobile homes with permanent dwellings in principle. At that time I requested that a footway be provided from the site to link into the existing provision but that was not supported by your Authority. Whilst I would still advise that a footway should be provided, I consider I may have difficulty substantiating a highway objection in this respect given that the site is already occupied by 4 mobile homes. Conditions recommended.

CONTAMINATED LAND OFFICER

No objection subject to condition.

TREE AND COUNTRYSIDE CONSULTANT

No objection subject to condition.

ENVIRONMENTAL HEALTH OFFICERS

No objections providing the development proceeds in line with the application details and subject to the following condition to alleviate environmental concerns. As there were no details of the drainage system included in the information forwarded to me, I would also request that should the proposed development intend to use a shared system or a septic tank for the disposal of foul water, further information is submitted to ensure that sufficient capacity and any shared responsibility is conditioned if necessary. All construction works are to be carried out in accordance with Breckland Councils acceptable working hours policy and shall not take place between the hours of 18:00 07:30 Monday Saturday 13:00 Saturday - 07:30 Monday or at any time on Bank Holidays Reason for condition:- In the interest of the amenities of nearby residents

NORFOLK COUNTY FIRE SERVICE HQ

Norfolk Fire and Rescue request a fire hydrant condition and informative.

REPRESENTATIONS

Site notice erected: 20-01-2019
Consultations issued:16-01-2019

No representations received.

ASSESSMENT NOTES

1.0 Principle

1.1 The application seeks outline consent for the erection of five dwellings outside the defined Settlement Boundary of Griston. The proposal would conflict with Core Strategy Policy CP14 which seeks to focus new housing within defined boundaries. However, as the Council is currently unable to demonstrate a five year supply of housing land, this policy cannot be considered to be up-to-date as far as it relates to the supply of housing land.

1.2 In this situation, the presumption in favour of sustainable development set out in the National Planning Policy Framework, (NPPF) Feb 2019 means that permission for development should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of specific policies in

the Framework indicate that development should be restricted. The NPPF (Feb 2019) identifies three dimensions of sustainable development, economic, social and environmental these roles should not be taken in isolation.

1.3 Although outside the Settlement Boundary, the proposed development is located near to the main built up part of the village and is currently occupied by existing permanent residential static mobile homes. As such, the proposal would not intrude into the open countryside and would not be isolated. Griston has a limited number of facilities, including playing field, infrequent bus service, and several nearby villages provide additional facilities such as restaurants, primary schools, village halls, shops, and further daily bus services. Whilst not adjacent to the application site, these facilities would be accessible from the development and therefore it is considered, on balance that the proposal would not result in an isolated development in the countryside and would be consistent with the NPPF principle that rural housing should be located where it will maintain or enhance the vitality of rural communities. The proposal would also support such local facilities.

1.4 The proposal would also add to the range of housing available in the village, make a modest but positive contribution to the overall supply of housing, and provide some short-term economic benefits through its construction. Moreover, the form and scale of the proposal would be consistent with the character of surrounding development.

1.5 Whilst the limited availability of local services and facilities may weigh against the proposal, the scheme would provide additional housing, generate some economic activity and offer a degree of support to existing village amenities. Moreover, the site could be developed without causing harm to the character and appearance of the area. It is considered therefore that, on balance, the adverse effects of the proposal would not significantly and demonstrably outweigh its benefits and would constitute a sustainable form of development as defined in paragraph 10 of the NPPF (Feb 2019)

1.6 In addition to the above, the site is already occupied by permanent residential development in the form of static mobile homes. Current permission that exists for the site allow for the permanent siting of up to 12 static mobile homes. Therefore, the principle of permanent residential development is acceptable. The previous outline consent is also noted and is a material consideration given its recent expiry date in July 2018.

2.0 Impact upon the character and appearance of the area

2.1 The environmental role of sustainable development seeks to, in part, contribute to protecting and enhancing the natural, built and historic environment. Consideration of a development's impact on the character and appearance of the area within which it is situated is, therefore, integral to the environmental dimension of sustainable design, as is its design.

2.2 Policy DC16 requires all new development to achieve the highest standard of design. As part of this, all design proposals must preserve or enhance the existing character of an area. Consideration will also be given to the density of buildings in a particular area and the landscape/townscape effect of any increased density.

2.3 As previously stated, the site already has permission for the standing of 12 mobile homes. The proposal seeks permission for 5 single storey units which are proposed to be road facing (access road within the site itself). The layout is considered acceptable and the density of development is comparable to other, existing nearby development. The design is considered appropriate and an improvement to the existing appearance of the static homes, precise materials will be conditioned to ensure that these are appropriate for the locality.

In light of these factors, the proposal is considered to accord with the environmental role of sustainable development and Policy DC16.

3.0 Amenity impact

3.1 Policy DC1 seeks to protect residential amenity and that all new development must have regard to amenity considerations and states that development will not be permitted where there are unacceptable effects on the amenity of neighbouring residents and future occupants.

3.2 The modest scale of the dwellings proposed, siting, orientation and internal layout will ensure that neighbour amenity is not adversely affected to a material degree, particularly in terms overlooking, loss of light, increased noise and disturbance and over-dominance. The one and half storey dwellings are sited to the west of the access with the single storey dwellings to the east, ensuring a larger separation distance, although, as stated the internal layout and window positioning will ensure that privacy is not affected. The proposal also provides each of the dwellings with good circulation space and private amenity space. Boundary treatments will be conditioned. In light of these factors, the proposal is considered to accord with Policy DC1.

4.0 Highway safety

4.1 Policy CP4 of the Core strategy seeks to ensure that all access and safety concerns are resolved in new developments. Policy DC19 requires sufficient Parking for all new development.

4.2 The site provides adequate parking and turning space. Norfolk County Council as the Highways Authority was consulted and subsequently advised that they previously commented on this proposal under reference 3PL/2016/0297 where no objections were raised to the replacement of the existing mobile homes with permanent dwellings in principle.

4.3 At that time they requested that a footway be provided from the site to link into the existing provision but that was not supported by the LPA. Whilst they would still advise that a footway should be provided, it is considered however that they would have difficulty substantiating a highway objection in this respect given that the site is already occupied by 4 mobile homes. Appropriate conditions are required in respect of: means of obstruction; access, parking and turning to be provided and retained as shown; access to be constructed with a scheme to be agreed. In light of these comments and conditions, the application is considered acceptable in terms of highway safety.

5.0 Trees

5.1 Policy DC12 seeks to preserve the District's trees, hedgerows and other natural features and secure appropriate landscaping schemes to mitigate the impact of, and complement, new development. None of the trees within the applicant's ownership are covered by a TPO.

The application is supported by an arboricultural report which was passed to the Tree and Countryside Officer for comments. This report is considered fit for purpose and no objections are raised subject to work on site being carried out in accordance with the details within the report. This will be added as a condition to any forthcoming approval.

6.0 Other issues

6.1 No objections are raised by Environmental Health subject to a condition in respect of construction works.

In terms of foul water disposal the agent has advised that each of the dwellings will be served by its own bio-digestion sewage treatment plant which Environmental Health are satisfied with.

7.0 Planning Balance

7.1 The application proposes five new homes on a site which already benefits from permission for the permanent standing of 12 static caravans. The dwellings proposed are considered an improvement to the overall character and appearance of the area and the site, overall, is considered sustainable given its proximity to the existing settlement boundary of Griston which does contain some services, facilities and employment opportunities. As such, permission is recommended subject to conditions.

RECOMMENDATION

Grant Planning Permission subject to conditions:

CONDITIONS

- 1 Full Permission Time Limit (2 years)**

The development must be begun not later than the expiration of TWO YEARS beginning with the date of this permission.
Reason for condition:-
As required by section 91 of the Town & Country Planning Act 1990 (as amended) and to ensure the deliverability of the scheme to contribute to the five year housing land supply.
- 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 External wall and roof materials to be agreed**

No development beyond slab level shall take place until precise details, (including samples where required), of the materials used in the construction of the external walls and roof(s) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.
Reason for condition:-
To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.
This condition will require to be discharged
- 4 Tree protection**

Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) prepared by Greenlight 5th December 2018. No other operations shall commence on site in connection with the development until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree

protection barriers are in place as indicated on the TPP. Works shall not commence until written confirmation has been obtained from the appointed arboriculturalist to confirm that tree protection is in place as specified.

The protective fencing shall be retained in a good and effective condition for the duration of the construction of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior written approval of the local planning authority has been first sought and obtained in writing.

Reason for condition:-

In order to safeguard the protection of trees from the outset of the development, in accordance with Policy DC 12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

5 Access gates - restriction

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

In the interests of highway safety.

6 Provision of parking and servicing areas

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

Reason for condition:-

To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety

This condition will require to be discharged

7 New access (over verge/ditch/watercourse/footway)

Prior to the first occupation of any of the dwellings hereby permitted the access shall be constructed in accordance with a detailed scheme to be first agreed in writing with the Local Planning Authority and thereafter retained at the position shown on the approved plan.

Arrangements shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

Reason for condition:-

To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

This condition will require to be discharged

8 Fire Hydrants

Prior to the commencement of any works above slab level a scheme shall be submitted for the provision of one fire hydrant in a location to be first agreed with the Council in writing.

No dwelling shall be occupied until the hydrant(s) have been provided in accordance with the scheme as approved to the satisfaction of the Local Planning Authority in consultation with the Norfolk Fire Service.

Reason for condition:-

In order to secure the provision of fire hydrants.

This condition will require to be discharged

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Construction hours

All construction works are to be carried out in accordance with Breckland Council's acceptable working hours policy and shall not take place between the hours of:

18:00 07:30 Monday Saturday

13:00 Saturday - 07:30 Monday

or at any time on Bank Holidays

Reason for condition:-

In the interest of the amenities of nearby residents in accordance with Policy DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

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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

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Boundary treatment/screening to be agreed

Prior to the first occupation of any of the units hereby permitted a plan indicating the positions, design, materials and type of boundary treatment/screening to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment/screening shall be completed before the dwelling(s) are first occupied.

Development shall be carried out in its entirety in accordance with the approved details.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with policy DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

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Variation of approved plans

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved

plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.