

<b>Item No.</b>	<b>Applicant</b>	<b>Parish</b>	<b>Reference No.</b>
1	Mr Trappes-Lomax	HOCKHAM	3PL/2008/0526/F
2	Cotman Housing Association	OLD BUCKENHAM	3PL/2008/1427/F
3	Flagship Housing Group Ltd	CARBROOKE	3PL/2008/1471/F
4	Mr R Childerhouse	WEETING	3PL/2008/1591/F
5	Mr R Childerhouse	WEETING	3PL/2008/1592/LB
6	Mr Richard Proctor Smith	SPARHAM	3PL/2008/1673/F
7	Mrs Laura Handford	ASHILL	3PL/2008/1690/F
8	Mrs Liz Glenn	WATTON	3PL/2008/1693/F
9	Mr Kevin Peters	BYLAUGH	3PL/2008/1704/F

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

<b>ITEM</b>	<b>1</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/0526/F	
<b>LOCATION:</b>	HOCKHAM Land adjacent North Farm Shropham Road	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> N <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr Trappes-Lomax c/o agent	
<b>AGENT:</b>	Brown & Scarlett Chartered Architects Old School Studios	
<b>PROPOSAL:</b>	Demolition of barn/shed and erection of 4 no. dwellings and garages	

### **KEY ISSUES**

1. Impact upon the character and appearance of the locality
2. Consideration of existing clay lump barn
3. Impact upon neighbour amenity
4. Impact upon highway safety

### **DESCRIPTION OF DEVELOPMENT**

The application seeks full planning permission for the erection of a terrace of four two storey dwellings with two detached double garages at the rear of the site. The proposal necessitates the removal of an existing clay lump barn from the site.

### **SITE AND LOCATION**

The application site consists of a square shaped parcel of land which currently contains a large clay lump barn. This barn is sited immediately adjacent to the Shropham Road carriageway which lies to the west of the site and provides a vehicular access to it. To the east is open land, to the north and south are existing residential dwellings.

### **RELEVANT SITE HISTORY**

3PL/2007/1585 - Demolition of barn/shed and erection of 4 no. dwellings and garages - Withdrawn - 28.11.07.

3PL/2006/1232 - Demolition of outbuilding, erection of 5 new houses with garages and associated works, new garage for existing cottage - Withdrawn - 28.09.06.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Sustainable Development

PPS3: Housing

HOU4: Development in villages

### **CONSULTATIONS**

GREAT HOCKHAM P C

Strongly object, please see letter on file.

FURTHER COMMENTS RECEIVED 23RD DECEMBER 2008.

Objection:

See letter on file.

HIGHWAY AUTHORITY - No objection subject to conditions.

ENVIRONMENT AGENCY - No objection.

NORFOLK LANDSCAPE ARCHAEOLOGY - No objection.

NATURAL ENGLAND - No objection.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - Appropriate bat roost is to be incorporated and a further survey is required before demolition.

COUNCIL'S HISTORIC BUILDINGS OFFICER - Does not support the loss of the clay lump barn.

### **REPRESENTATIONS**

A significant number of objections have been received, a summary of these is as follows: Detrimental to the streetscene; the development would cause a loss of view; it would result in the loss of the last remaining clay lump barn in the village; noise and disturbance; footpath is unnecessary; extra vehicle movements is a concern; bats are present; concern re foul and surface water; insufficient parking; would not wish to see windows in north side elevation or they must be obscure glazed.

**ASSESSMENT NOTES**

- \* The application is referred to Development Control Committee as it is locally sensitive.
- \* The site is within the Settlement Boundary for Great Hockham and, as such, the principle of residential development is acceptable in accordance with PPS3 and HOU4. In terms of the specific details of the proposal, an assessment is as follows:
  - \* The existing clay lump barn which occupies the site is in good repair and significant objection to its demolition, given that it is the final example of such a building in the village, has been received. Officers have attempted to negotiate a scheme which involves the conversion of the building as opposed to a demolition and re-development but negotiations have been unsuccessful.
  - \* Enquiries have been made to determine whether the building is of listable quality and the Local Planning Authority are in receipt of a letter from English Heritage dated April 2008 which confirms that the barn "is not of sufficient special architectural or historic interest to merit listing". In light of this it would be unreasonable to object to the application on the grounds of the loss of the building. The barn does not lie within the village Conservation Area.
  - \* It is considered that the proposed dwellings are acceptable in terms of their design, size, height, mass and external materials. Furthermore, the siting of the dwellings in close proximity to the adjacent carriageway is consistent with the existing adjacent dwelling.
  - \* In terms of highway safety, the Highway Authority is satisfied that the proposal is acceptable in terms of visibility and on-site parking and turning provision. Furthermore, footpath provision is to be secured by the development.
  - \* In terms of neighbour amenity, the position of the proposed dwellings in relation to neighbours, given the degree of separation, is adequate to safeguard neighbour outlook and light, and the windows are positioned so as to prevent overlooking. A condition will ensure that no further windows are added without separate planning permission in order to safeguard long-term privacy.
  - \* A protected species survey has been submitted and subsequently assessed by both Natural England and the Council's Tree & Countryside Officer. Natural England have confirmed that they have no objections and the applicant has agreed to provide a bat roost within one of the proposed garage roofs to the satisfaction of the Council's aforementioned Tree & Countryside Officer.
  - \* In conclusion, it is regrettable to see the loss of the barn. There are no mechanisms in place to require its ultimate retention and it is, therefore, considered that the proposal meets with the relevant planning policy requirements and, as such, is recommended for approval.

**RECOMMENDATION**

**Planning Permission**

**CONDITIONS**

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3402** Boundary screening to be agreed
- 3740** Highway condition: Access to NCC spec
- 3740** Highway condition: Access etc. constructed/retained
- 3740** Highway condition: Imp. works/footway
- 3740** Highway condition: Imp. works completed
- 3920** No new openings/windows
- 3802** Precise details of surface water disposal
- 3804** Precise details of foul water disposal
- 3920** Survey to determined presence of bats
- 3994** Non-standard note re bats
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

Head of Development Control  
Elizabeth House  
Walpole Loke  
Dereham  
NR19 1EE



ACK  
150708

**North Farm Demolition of Barn 4 New Build Terraces Ref:3PL/2008/0526/F  
resubmission**

**Observations of the GREAT HOCKHAM Parish Council**

Delete as appropriate

~~\*\* No objection~~

\*\* Objection

\*\* Comments –

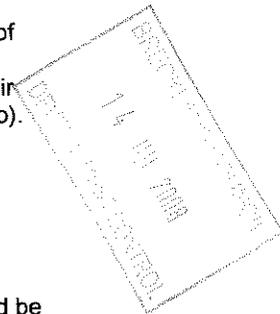
The Parish Council **STRONGLY OBJECTS** to this Application.



1. The existing Barn is of clay lump construction, which is a traditional building material of the Village as identified in the local plan; Village number 45 chapters 3.45.8.
2. This is one of only two remaining similar Barns in the Parish of Great Hockham and the other Barn has just been given approval for conversion. (This was done by the same applicant as this application). This Barn should not be demolished as it would not only be a great historical loss to the Village, but it would also completely alter the character and street scene of Shropham Road and indeed the Village itself. Investigations show the Barn to be at least 400 years old, quite possibly more and still reasonably sound. It is in regular use and is currently used for general dry storage.
3. The Barn could undergo sympathetic restoration and conversion and this alternative should be investigated first; it may have seen better days but is nowhere near the end of its useful life. The applicant's own survey states the Barn is in GOOD condition and that it dates from the 16th Century.
4. The Barn hosts a large bat colony. The Bats should not be moved, or have their habitat demolished. It also has Owls that use the barn this has been seen by residents. These also need protection from this application.
5. The Bat Survey states that the Survey was done in October 2006 some two years ago, it also states that evidence was found, two live bats were seen (pipistrell sp pipistrellus sp and a Barbastell Barbastella barbastellus, also evidence of Lepidoptera was seen)
6. The Survey also states that two more surveys are required (By Law) Hibernation check Jan and Feb also Emergence Survey in Spring/Summer May, July and September (Dawn Surveys) THESE HAD NOT BEEN DONE WHEN THIS APPLICATION WAS LAST PUT IN (2007). MOREOVER, THE APPLICATION TO HAND HAS NO DETAILS AS TO IF THE HIBERNATION SURVEY HAS BEEN DONE AS TABLE 1 AND 2 REFER ONLY TO THE EMERGENCE SURVEY AND NOT HIBERNATION.
7. The Parish Council understand that Natural England were unhappy that the follow up seasonal bat surveys referred to in the applicant's own survey had not been conducted. The Parish

Council now have a copy of the latest survey (This was not included with the application, and we ask why was we not given full information). The latest survey shows that some of the seasonal surveys has been done, but fails to show if the Jan, Feb surveys have been done, as these are not detailed in the report. WE are also not aware of what Natural England view is and would like to be updated on this.

8. The potential new build terrace has insufficient parking spaces on what is currently a very busy road. This road already has speeding issues; on road, parking would lead to problems that are more serious. The Parish Council also has concerns as to the visibility of what is a new access for these cottages and the existing you will now have four more families using this access plus visitors etc and the visibility is very poor as the speed in which cars and lorries enter the village from the Shropham direction is very fast and very dangerous any extra traffic attempting to pull onto the Shropham road risk getting hit by oncoming traffic.
9. The application indicates that there are only allocated spaces for four cars, 1 for each three-bed property, The Parish Council view that there is insufficient space for cars, if each property had 2 or more additional cars where would they park. What about visitors parking?
10. The application show a new access for the adjacent farm cottage now being to the rear (currently the occupants garden and orchard) but there is no mention of a drive or parking spaces or turning space for any vehicles of the farm cottage. If the current access is taken from them by the applicant then should they not be provided with a new drive, parking spaces etc on what is left of their current property.
11. This Parish Council has for years been requesting that this section of Shropham Road has a pavement installed because of the heavy use of this road by cars, HGV's etc, the elderly and children that use this route to come and go from the village school etc currently have to get out of the way when speeding cars or HGV's come into the village, further parked cars etc would cause a danger to others.
12. If development does takes place then the applicant should be requested to pay part, or all of the cost of a pavement along this section of Shropham Road (Norfolk County Council Highways Department have stated that a pavement should be installed, this was one of their comments when the same applicant sold the field opposite for development some 8 yrs ago). The Parish Council asks that this recommendation by Highways be acted upon.
13. THE PARISH COUNCIL ASKS AGAIN THAT A 20MPH SPEED LIMIT BE CONSIDERED WITHIN THE VILLAGE, AND ASKS THAT BRECKLAND SUPPORT US IN THIS APPLICATION TO HIGHWAYS.
14. The applicant has failed to supply detail as to what type of brick they intend to use (it should be rendered to match adjacent properties), plus there is no detail as to the type, or colour of the windows).
15. The demolition of the existing single story outbuilding to the south west of the Clay Lump Barn will have a dramatic effect on the properties on the opposite side of the Shropham Road. The proposed two story Terraced Houses windows will look directly onto and into the properties opposite, if windows cannot be re sited then the glass should be obscure.
16. The potential new build should be of more sympathetic style than that currently proposed.
17. The Parish Council would ask that Breckland request that the applicant look into the possibility of a Barn Conversion before this Clay Lump Barn be demolished.
18. Because of this application the existing adjacent dwelling "North Farm" will now have a small rear access for off road parking. "North Farm's" current rear access provides 'off road' parking for the current occupier's three cars plus various pieces of agricultural machinery. If their cars and machinery have to be parked on the road because of lack of space etc this will cause a serious obstruction to all road users on what is already a narrow section of the Shropham Road.
19. The Parish Council request that Breckland serve a Building Preservation Notice (BPN) on the applicant as the barn is in danger of being demolished. We also request that Breckland serve a Building at risk Notice (BaR) as this is an historic building at risk of neglect, so as to gain permission for demolition.



20. The Parish Council will be making an application to English Heritage for listing the Barn, based upon its age and its uniqueness within the Village.
21. There is also an ancient Flint and Brick wall adjoining "North Farm" to the South west, which fronts onto Shropham Road. The Parish Council will also be making an application to English Heritage that this wall is listed and that no part of the wall is altered.
22. The Latest Survey states Section 5.
- 5.1 ...Two types of Bats are using the Barn (OCT 2006), but 5.2 states ....No evidence was found.....that Bats are using the Barn (2007)
- 5.3 Also states that the results of the surveys were obtained over a two-year period... In addition, bats use the barn to roost in late autumn.
- As the First survey was carried out in October 2006 and the last Survey was carried out on 25<sup>th</sup> September 2007, it is not even a year so the Parish Council is not sure why the latest survey is given false information to Breckland and others
23. THE PARISH COUNCIL STRONGLY OBJECT TO THE DEMOLITION OF THIS BARN AND THE PARISH COUNCIL OBJECT TO THE DESTRUCTION OF A PROTECTED SPECIES HABITAT WITHIN THE BARN

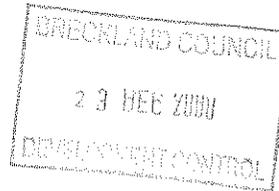
WE RESPECTIVELY REQUEST THAT THIS APPLICATION BE REFUSED PERMISSION ON THE GROUNDS SET OUT ABOVE.

14 JUL 2008  
COUNCIL

# GREAT HOCKHAM PARISH COUNCIL

A  
cl

Head of Development Control  
Breckland District Council  
Elizabeth House  
Walpole Loke  
Dereham  
NR19 1EE



19<sup>th</sup> December 2008.

## Planning Application 3PL/2008/0526/F

### North Farm Demolition of Barn & 4 New Build Terraces Resubmission AND Amended Application

#### Observations of the Hockham Parish Council

The Parish Council strongly objects to this Application.

The existing Barn is of clay lump construction, which is a traditional building material of the Village as identified in the local plan; Village number 45 chapters 3.45.8.

This is one of only two remaining similar Barns in the Parish of Great Hockham, which the other Barn has been given approval for conversion. (This was done by the same applicant as this application). This Barn should not be demolished as it would not only be a great historical loss to the Village, but it would also completely alter the character and street scene of Shropham Road and indeed the Village itself. An investigation shows the Barn to be at least dated from 1790 as shown on old parish maps and quite possibly older and is still reasonably sound. It is in regular use and is currently used for general dry storage etc.

The Barn could undergo sympathetic restoration and conversion and this alternative should be investigated first, The Parish Council has had no updates from Breckland officers as so if this has been done and if so to what extent! The barn is nowhere near the end of its useful life. The applicant's own survey states the Barn is in GOOD condition and that it dates from the 16th Century.

The Barn hosts a large bat colony. The Bats should not be moved, or have their habitat demolished. It also has Owls that use the barn this has been seen by residents. These also need protection from this application.

David Childerhouse, Clerk to the Parish Council  
Tel 01953 498079  
e-mail david.childerhouse@btinternet.com

2 Kingshill  
Great Hockham  
Thetford  
IP24 1NW

C

# GREAT HOCKHAM PARISH COUNCIL

The Bat Survey states that the Survey was done in October 2006 some two years ago, it also states that evidence was found, two live bats were seen (pipistrell sp pipistrellus sp and a Barbastell Barbastella barbastellus, also evidence of Lepidoptera was seen)

The Survey also states that two more surveys are required (By Law) Hibernation check Jan and Feb also Emergence Survey in Spring/Summer May, July and September (Dawn Surveys) these had not been done when this application was last put in (2007). Moreover, the application to hand has no details as to if the hibernation survey has been done as table 1 and 2 refer only to the emergence survey and NOT hibernation.

The Parish Council understand that Natural England were unhappy that the follow up seasonal bat surveys referred to in the applicant's own survey had not been conducted. The Parish Council now have a copy of the latest survey (This was not included with the resubmission application, and we ask why we have not been given full information as to what discussions have taken place without the Parish Council being fully consulted). The latest survey shows that some of the seasonal surveys has been done, but fails to show if the Jan, Feb 08 surveys have been done, as these are not detailed in the report. WE are also not aware of what Natural England view is and would like to be updated on this before a decision is made.

The potential new build terrace has insufficient parking spaces on what is currently a very busy road. This road already has speeding issues; on road, parking would lead to problems that are more serious (See SAM Survey June/July 08) where despite the survey being set some 300 yards in from the start of the 30 mph sign the results show 4 in 10 vehicles was speeding and in most cases over 40mph.

The Parish Council also has concerns as to the visibility of what will be a new access for these four cottages and the parish council is very concerned that the existing cottage access has now been taken away and no access is shown on the latest plans for any vehicles that the current residents of North Farm has, plus all the machinery that is currently kept in the Barn.

You will now have four more families using this access plus visitors etc and the visibility is very poor and the speed in which cars and lorries enter the village from the Shropham direction is very fast and very dangerous any extra traffic attempting to pull onto the Shropham road risk getting hit by oncoming traffic.

The application indicates that there are only allocated spaces for four cars, 1 for each three-bed property, The Parish Council view that there is insufficient space for cars, if each property had 2 or more additional cars where would they park. What about visitors parking?

David Childerhouse, Clerk to the Parish Council  
Tel 01953 498079  
e-mail david.childerhouse@btinternet.com

2 Kingshill  
Great Hockham  
Thetford  
IP24 1NW

# GREAT HOCKHAM PARISH COUNCIL

The Parish Council is also concerned that the rear garden, which has an orchard of which there is a Walnut Tree some 5 metres in height, also Apple, Pear and Cherry Trees all over 3 metres in height are going to be lost, The Parish Council Strongly Object to this.

This Parish Council has for years been requesting that this section of Shropham Road has a pavement installed because of the heavy use of this road by cars, HGV's etc, the elderly and children that use this route to come and go from the village school etc currently have to get out of the way when speeding cars or HGV's come into the village, further parked cars etc would cause a danger to others.

If development does takes place then the applicant should be requested to pay part, or all of the cost of a pavement along this section of Shropham Road (Norfolk County Council Highways Department have stated that a pavement should be installed, this was one of their comments when the same applicant sold the field opposite for development some 8 yrs ago). The Parish Council asks that this recommendation by Highways be acted upon. (We note that this has been acted upon on this amended application)

The Parish Council asks again that a 20mph speed limit be considered within the village, and asks that Breckland support us in this application to Highways (HIGH VOLUME SPEEDING TRAFFIC AS PROVED BY THE SAM SURVEY JUNE 2008).

The applicant has failed to supply detail as to what type of brick they intend to use (it should be rendered to match adjacent properties), plus there is no detail as to the type, or colour of the windows, tiles etc).

The demolition of the existing single story outbuilding to the south west of the Clay Lump Barn will have a dramatic effect on the properties on the opposite side of the Shropham Road. The proposed two story Terraced Houses windows will look directly onto and into the properties opposite, if windows cannot be re sited then the glass should be obscure.

The potential new build should be of more sympathetic style than that currently proposed.

The Parish Council would ask that Breckland request that the applicant look into the possibility of a Barn Conversion before this Clay Lump Barn be demolished. This would have less impact and more support.

Because of this application the existing adjacent dwelling "North Farm" will now not have any access for off road parking. "North Farm's" current rear access provides 'off road' parking for the current occupier's three cars plus various pieces of agricultural machinery. If their cars and machinery have to be parked on the road because of lack of space etc this will cause a serious obstruction to all road users on what is already a narrow section of the Shropham Road.

David Childerhouse, Clerk to the Parish Council  
Tel 01953 498079  
e-mail david.childerhouse@btinternet.com

2 Kingshill  
Great Hockham  
Thetford  
IP24 1NW

# GREAT HOCKHAM PARISH COUNCIL

The Parish Council DID request (JUNE 2008) that Breckland serve a Building Preservation Notice (BPN) on the applicant as the barn is in danger of being demolished. We also request that Breckland serve a Building at risk Notice (BaR) as this is an historic building at risk of neglect, to gain permission for demolition. Breckland appears to of failed to do this.

The Parish Council will be making an URGENT application to English Heritage for "Spot listing" the Barn, based upon its age and its uniqueness within the Village. We ask that the Historic/Conservation officer Andrew Gayton Support us in this, as he too is against the demolition of the Barn.

There is also an ancient Flint and Brick wall adjoining "North Farm" to the South west, which fronts onto Shropham Road. The Parish Council also thinks that this wall is should be protected/listed and that no part of the wall is altered.

The Latest Survey states Section 5.

5.1 ...Two types of Bats are using the Barn (OCT 2006), but 5.2 states ....No evidence was found.....that Bats are using the Barn (2007)

5.3 Also states that the results of the surveys were obtained over a two-year period... In addition, bats use the barn to roost in late autumn.

As the First survey was carried out in October 2006 and the last Survey was carried out on 25<sup>th</sup> September 2007, it is not even a year so the Parish Council is not sure why the latest survey is given false information to Breckland and others

The Parish Council **STRONGLY OBJECT** to the demolition of this Barn and the Parish Council **OBJECT** to the **DESTRUCTION** of a protected species habitat within the Barn

We respectively request that this application be refused permission on the grounds set out above.



David Childerhouse, Clerk to the Parish Council  
Tel 01953 498079  
e-mail david.childerhouse@btinternet.com

2 Kingshill  
Great Hockham  
Thetford  
IP24 1NW

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

<b>ITEM</b>	<b>2</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/1427/F	
<b>LOCATION:</b>	OLD BUCKENHAM Land adjacent St Andrews Close	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlement Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Cotman Housing Association (Mr Stuart Thomas) Cotman House	
<b>AGENT:</b>	Mr Daniel Forwood Feilden & Mawson LLP 1 Ferry Road	
<b>PROPOSAL:</b>	Erection of 3 no. single storey and 11 no. two storey dwellings	

### **KEY ISSUES**

1. Policy
2. Design/ Visual Impact
3. Highway safety

### **DESCRIPTION OF DEVELOPMENT**

The proposal seeks planning permission for the erection of 14 mixed tenure "affordable" dwellings. Three of the dwellings are 3 bedroom bungalows and eleven are houses ranging in size from 1 bedroom to 5 bedroom.

The proposal will provide 11 rented properties for housing association tenants and 3 properties for shared ownership.

### **SITE AND LOCATION**

The site consists of 0.33 hectares of undeveloped land located off St Andrews Close. It is outside but abutting the Settlement Boundary.

St Andrews Close is a small residential estate of mainly former Council Housing located to the south of the village green. Immediately to the north of the site is an existing housing association development owned by the applicant.

There is an existing established tree belt between the site and the B1077 (Cake Street). The land to the south will remain undeveloped. The site adjoins existing residential development to the west which is within the Settlement Boundary.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

### **RELEVANT SITE HISTORY**

An application for the erection of 9 affordable dwellings on a smaller site area was submitted in 2007. This application remains undetermined.

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development

PPS3: Housing

East of England Plan Policy Eng 1: Energy use

Saved Local Plan Policies:

HOU4: Development in villages

HOU6: Development outside villages

TRA5: Transport safety

### **CONSULTATIONS**

OLD BUCKENHAM P C

No objection

COUNCIL'S HOUSING ENABLING & PROJECTS OFFICER - fully support the proposal. The mix of units will contribute to providing a more varied supply of affordable housing stock in this location.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection subject to conditions

HIGHWAY AUTHORITY - require St Andrews Close to be widened to the standard of a type 3 road and footway provided from the site to the junction with Green Lane.

ENVIRONMENT AGENCY - No objection

NORFOLK CONSTABULARY - comments regarding Secure by Design

### **REPRESENTATIONS**

None

**ASSESSMENT NOTES**

- \* The application is referred to the Development Control Committee as a major application.
- \* Whilst it is recognised that the site is outside the Settlement Boundary for Old Buckenham where Policy HOU 6 of the Breckland Local Plan normally prevents new residential development, the proposal is for the provision of affordable housing. The site is considered suitable as a Rural Exception Site.
- \* The proposal satisfies the criteria set out in PPS3 regarding rural exception sites. A draft Section 106 agreement has been submitted with the application to ensure that the development is secured for affordable housing and remains so in perpetuity.
- \* The dwellings are considered acceptable in terms of their design, scale and layout and would not cause detriment to the residential amenities of the adjacent properties.
- \* The proposal has been designed as an extension of the existing development rather than an isolated new development. The appearance, design, scale, massing and layout of the dwellings is in keeping with and respectful of the existing development in the area but with a contemporary approach. The properties are timber framed but with a brickwork exterior. Roofs are pitched with either pantiles or sedum.
- \* The layout provides for future development beyond the site to the south, accessed from the new road.
- \* The dwellings have been positioned to optimise the benefits of solar orientation to reduce energy consumption. The development will be constructed to conform to Code Level 3 of the Code for Sustainable Housing.
- \* The existing landscaping belt extends along the full length of the red and blue land and provides an acceptable buffer zone which serves to reduce the visual impact of the development from Cake Street and also provides an acoustic barrier to soften the noise impact of the highway for future residents. Further landscaping along this boundary is not required.
- \* Access to the site is from the existing St Andrews Close. This road is currently below the standard required for an adoptable road in terms of width and footpath provision. The Highway Authority requires the existing road to be widened to the standard of a type 3 road from the site back to the junction with Green Lane and the provision of a continuous footpath as part of the proposal. The applicant has agreed to the widening of the road and provision of a 1.5m footpath at the entrance with Green Lane.
- \* Therefore, subject to the imposition of conditions relating to highway improvements and land contamination, the application is considered acceptable and recommended for approval.

**RECOMMENDATION**

**Planning Permission**

**CONDITIONS**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3100** Wall materials
- 3920** Contaminated land condition
- 3920** Contaminated land precaut condition
- 3740** Highway condition: Details of road, drainage etc.
- 3740** Highway condition: Works in accordance with spec.
- 3740** Highway condition: Works to binder course level
- 3994** Contaminated land note
- 3994** Subject to S106
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

<b>ITEM</b>	<b>3</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/1471/F	
<b>LOCATION:</b>	CARBROOKE Mill Lane/Muriel Way	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Flagship Housing Group Ltd The Chapel Keswick Hall	
<b>AGENT:</b>	The Design Partnership (Ely) L High Street Chatteris	
<b>PROPOSAL:</b>	Proposed development of two affordable dwellings	

### **KEY ISSUES**

1. Impact upon the character and appearance of the locality
2. Confirmation of need
3. Contamination
4. Neighbour amenity
5. Highway safety
6. Impact upon mature trees

### **DESCRIPTION OF DEVELOPMENT**

The application seeks full planning permission for the erection of a pair of semi-detached houses with accompanying on-site parking on a vacant plot of land.

### **SITE AND LOCATION**

The site forms an overgrown piece of land situated at the eastern end of Muriel Way. To the north and west are existing dwellings, to the east is the rear garden of 11 Mill Lane and to the south is an open area.

### **RELEVANT SITE HISTORY**

No relevant site history

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Sustainable Development

PPS3: Housing

TRA5: Highway safety

### **CONSULTATIONS**

CARBROOKE P C

Proposed development of two affordable dwellings

Comments from Parish Council      Majority Objection, owing to the following reasons: The design overlooks existing properties at the rear. Number 6 would be built over existing sewer pipes. Unless the requirements have changed a 3-metre area over and beside sewer pipes cannot be utilized. The existing trees now seem to be expendable - how is this allowed? Further development will increase the quick run-off of water into a waterway which is liable to flooding. The present affordable housing run by Peddars Way do not, in the main, house local people. Occupants are brought into the village from outside areas. The properties in Mill Lane are not well maintained. Access via Mill lane is not practical whilst the sewer farm is in existence. The land is outside the development envelope. Finally, there is sufficient affordable housing being built at Blenheim Grange for present requirements.

The development is outside the village boundary - not sure that it is even "brown field" even though it is presently untended. One application states that there are trees in the boundary and yet no tree survey has been undertaken. Concern about the risk of flooding with a watercourse so near-by.

Lack of sewer survey, trees, flooding potential and, most importantly, a query as to whether there is a need for more affordable housing with so much being developed at Blenheim Grange.

Question as to whether there could be another at the side of the Chapel?

COUNCIL'S CONTAMINATED LAND OFFICER - No objection subject to conditions.

COUNCIL'S HOUSING ENABLING & PROJECTS OFFICER - Supports the proposal.

HIGHWAY AUTHORITY - No objection subject to a condition.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - No objection. the recommendations of the arboricultural statement should be incorporated and conditions are required.

ANGLIAN WATER - Comments awaited.

### **REPRESENTATIONS**

None received.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

### **ASSESSMENT NOTES**

- \* The application is referred to Development Control Committee as the application site is owned by the District Council.
- \* Whilst the site is outside the Settlement Boundary for Carbrooke, the application is to provide affordable housing for which a need exists within the village as highlighted within the Council's Housing Needs Survey. As such, the proposed site is considered acceptable as an exceptions site.
- \* In terms of the specific details of the proposal, an assessment is as follows:
  - \* The design, size and position of the proposed units is consistent with the existing dwellings and pattern of development on Muriel Way and represents a completion of a "cul-de-sac" arrangement and, as such, the character and appearance of the area would not be compromised.
  - \* The degree of separation between the proposed dwellings and the existing neighbouring properties coupled with the orientation and position of the windows within the proposed units ensures that adequate levels of light, privacy and outlook can be safeguarded.
  - \* The Highway Authority have confirmed that on-site parking provision is acceptable and local highway safety would not be compromised.
  - \* The Council's Contaminated Land Officer has confirmed that the completed desk study is acceptable and, subject to conditions requiring further investigation works being attached, they have no objections.
  - \* The application has been accompanied by an arboricultural report which has been assessed by the Council's Tree Officer. The content of the report is acceptable and, as such, there is no objection subject to conditions.
  - \* In order to secure the units as affordable housing, a Section 106 legal agreement must be completed. Negotiations on this are currently ongoing.
  - \* Given the existence of the nearby redundant sewage works, Anglian Water have been consulted and their comments are awaited. Given that it is now redundant it is not envisaged that any problems exist.
- \* In conclusion, it is considered that the proposal is consistent with the requirements of relevant planning policy and subject to the use of appropriate conditions and completing the requisite legal agreement, the application is recommended for approval.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Contaminated land condition
- 3920** Contaminated land condition
- 3740** Any highway conditions
- 3414** Fencing protection for existing trees
- 3415** Trees and hedges
- 3920** Arboricultural Implications assessment
- 3106** External materials and samples to be approved
- 3402** Boundary screening to be agreed
- 3994** Contaminated land note
- 3992** Non-standard note re: S106
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

<b>ITEM</b>	<b>4</b>	<b>RECOMMENDATION : NONE MADE</b>
<b>REF NO:</b>	3PL/2008/1591/F	
<b>LOCATION:</b>	WEETING Lynn Lodge Lynn Road	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> Grade II
<b>APPLICANT:</b>	Mr R Childerhouse Lynn Lodge Lynn Road	
<b>AGENT:</b>	ADM Architectural Flint Cottage Shropham Road	
<b>PROPOSAL:</b>	Demolition of bathroom & garage, alterations, new two storey extension to dwelling & new garage/stable block	

### **KEY ISSUES**

1. Impact on the Listed Building.
2. Impact upon residential amenity.
3. Impact upon the character and appearance of the locality.
4. Impact upon the Special Protection Area (Stone Curlews)

### **DESCRIPTION OF DEVELOPMENT**

The application proposes a large two-storey extension to the rear of the property and a new garage and stable block which will be built around an existing courtyard garden. The extension and internal reworking will result in a 4 bedroom family home.

### **SITE AND LOCATION**

The property is a Grade II Listed, Georgian lodge. The building acts as a gateway to the village as you approach from the North. The property is surrounded by paddocks, Lynn Road (which runs immediately adjacent Lynn Lodge to the West) and other residential properties, although these are sited further into the estate and are relatively modern in their design. The site is located within 20 metres of land designated as Special Protection Area under the European Habitats Directive 1992. This area forms part of the Breckland Farmland SPA and the qualifying feature is the Stone Curlew.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

### **RELEVANT SITE HISTORY**

3PL/2005/1628/F - Two storey extension to dwelling & new garage/stable block - Approved  
3PL/2008/1629/LB - Two storey extension to dwelling & new garage/stable block - Approved

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Sustainable Development  
PPG15: Planning and the Historic Environment

### **CONSULTATIONS**

WEETING P C

No objection

COUNCIL'S HISTORIC BUILDINGS OFFICER - Renewal therefore no objection or further comment.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - No objections

COUNCIL'S CONTAMINATED LAND OFFICER - No objection on the basis that it was not necessary to install gas protection measures following the gas monitoring required, by condition, on the previously approved application in 2005.

NATURAL ENGLAND - To be reported verbally at the meeting.

NORFOLK WILDLIFE TRUST - No response, to be reported verbally at the meeting.

NORFOLK LANDSCAPE ARCHAEOLOGY - No comment

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

### **ASSESSMENT NOTES**

- \* The application is referred to Development Control Committee as the applicant is a Breckland Councillor for the Weeting Ward.
- \* The proposal is the same as one previously approved in December, 2005.
- \* The Council's Historic Buildings Officer has raised no objection to the scheme.
- \* The design is considered acceptable; the proposal is appropriately detached from the host building by way of the glazed link which provides a clear break between the 'old and new' and therefore does not affect the fabric of this important Listed Building. In addition, the proposal will also involve the careful demolition of the unattractive flat roof additions to the rear.
- \* Whilst the extension and stable/garage block are of a substantial size, an adequate amount of garden/amenity space will remain for the occupants of Lynn Lodge. It is considered that this proposal will provide much needed family accommodation whilst also retaining this important feature building.
- \* The property and land lie within the stone curlew buffer as set out in the Core Strategy and Development Control Policies Proposed Submission Document 2009. Policy CP10 of the document introduces a 1500 metre buffer from the edge of the SPA within which new built development will be strictly controlled to ensure there are no significant effects on the qualifying features, eg stone curlew. Whilst it is accepted that this policy has yet to be tested at Public Examination, it is, nevertheless, material to this application. Where a proposal falls within the Stone Curlew buffer, an Appropriate Assessment needs to be undertaken to establish the specific impact of the proposal on the protected species and before any consent or permission is given. As the competent authority in this process, it is the responsibility of Breckland Council to undertake this process and to consult with Natural England and for that organisation to respond.
- \* Breckland Council is seeking the advice of specialist consultants on this particular application and results will be reported to members verbally at the meeting, together with the views of Natural England.

### **RECOMMENDATION**

**None**

### **CONDITIONS**

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

<b>ITEM</b>	<b>5</b>	<b>RECOMMENDATION : NONE MADE</b>
<b>REF NO:</b>	3PL/2008/1592/LB	
<b>LOCATION:</b>	WEETING Lynn Lodge Lynn Road	<b>APPN TYPE:</b> Listed Build Consent <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> Grade II
<b>APPLICANT:</b>	Mr R Childerhouse Lynn Lodge Lynn Road	
<b>AGENT:</b>	ADM Architectural Flint Cottage Shropham Road	
<b>PROPOSAL:</b>	Demolition of bathroom & garage, alterations, new two storey extension to dwelling & new garage/stable block	

### **KEY ISSUES**

1. Impact on the Listed Building.
2. Impact upon residential amenity.
3. Impact upon the character and appearance of the locality.
4. Impact upon the Special Protection Area (Stone Curlews)

### **DESCRIPTION OF DEVELOPMENT**

The application proposes a large two-storey extension to the rear of the property and a new garage and stable block which will be built around an existing courtyard garden. The extension and internal reworking will result in a 4 bedroom family home.

### **SITE AND LOCATION**

The property is a Grade II Listed, Georgian lodge. The building acts as a gateway to the village as you approach from the North. The property is surrounded by paddocks, Lynn Road (which runs immediately adjacent Lynn Lodge to the West) and other residential properties, although these are sited further into the estate and are relatively modern in their design. The site is located within 20 metres of land designated as Special Protection Area under the European Habitats Directive 1992. This area forms part of the Breckland Farmland SPA and the qualifying feature is the Stone Curlew.

### **RELEVANT SITE HISTORY**

3PL/2005/1628/F - Two storey extension to dwelling & new garage/stable block - Approved  
3PL/2008/1629/LB - Two storey extension to dwelling & new garage/stable block - Approved

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Sustainable Development  
PPG15: Planning and the Historic Environment

### **CONSULTATIONS**

WEETING P C

NO REPLY AS AT 28TH JANUARY 2009

COUNCIL'S HISTORIC BUILDINGS OFFICER - Renewal therefore no objection or further comment.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - No objections.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection on the basis that it was not necessary to install gas protection measures following the gas monitoring required, by condition, on the previously approved application in 2005.

NATURAL ENGLAND - To be reported verbally at the meeting.

NORFOLK WILDLIFE TRUST - No response, to be reported verbally at the meeting.

NORFOLK LANDSCAPE ARCHAEOLOGY - No comment

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

### **ASSESSMENT NOTES**

- \* The application is referred to Development Control Committee as the applicant is a Breckland Councillor for the Weeting Ward.
- \* The proposal is the same as one previously approved in December, 2005.
- \* The Council's Historic Buildings Officer has raised no objection to the scheme.
- \* The design is considered acceptable; the proposal is appropriately detached from the host building by way of the glazed link which provides a clear break between the 'old and new' and therefore does not affect the fabric of this important Listed Building. In addition, the proposal will also involve the careful demolition of the unattractive flat roof additions to the rear.
- \* Whilst the extension and stable/garage block are of a substantial size, an adequate amount of garden/amenity space will remain for the occupants of Lynn Lodge. It is considered that this proposal will provide much needed family accommodation whilst also retaining this important feature building.
- \* The property and land lie within the stone curlew buffer as set out in the Core Strategy and Development Control Policies Proposed Submission Document 2009. Policy CP10 of the document introduces a 1500 metre buffer from the edge of the SPA within which new built development will be strictly controlled to ensure there are no significant effects on the qualifying features, eg stone curlew. Whilst it is accepted that this policy has yet to be tested at Public Examination, it is, nevertheless, material to this application. Where a proposal falls within the Stone Curlew buffer, an Appropriate Assessment needs to be undertaken to establish the specific impact of the proposal on the protected species and before any consent or permission is given. As the competent authority in this process, it is the responsibility of Breckland Council to undertake this process and to consult with Natural England and for that organisation to respond.
- \* Breckland Council is seeking the advice of specialist consultants on this particular application and results will be reported to members verbally at the meeting, together with the views of Natural England.

### **RECOMMENDATION**

**None**

### **CONDITIONS**

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

<b>ITEM</b>	<b>6</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/1673/F	
<b>LOCATION:</b>	SPARHAM Manor Farm	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr Richard Proctor Smith Bawdeswell Farms Ltd Manor Farm	
<b>AGENT:</b>	Mr David Rix Marrison Agriculture Ltd 1 Ironside Way	
<b>PROPOSAL:</b>	Erection of general purpose building	

### **KEY ISSUES**

Impact of the proposed building on the countryside and any associated vehicular movements.

### **DESCRIPTION OF DEVELOPMENT**

The proposal seeks planning permission for the erection of a grain storage building which will measure 42m x 24m. The storage building would have a steel frame and would be clad in olive green plastisol coated steel sheets. The application also includes the demolition of numerous other buildings on site and the erection of a 6m x 6m plant room that would be attached to the southern elevation of the storage building.

### **SITE AND LOCATION**

The site is located to the north-west of Sparham and is sited at the end of a private track, just to the north of Fakenham Road.

### **RELEVANT SITE HISTORY**

No relevant site history

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Sustainable Development

PPS7: Rural Areas

TRA5: Highway safety

### **CONSULTATIONS**

SPARHAM P C

Sparham Parish Council has viewed the above application and has no objections to the scheme as submitted.

The Council does however have some observations:

- 1.) The applicant is the Farm Manager rather than the farm owner or the business itself, it is however assumed that permission stays with the site rather than the applicant.
- 2.) The site plans submitted are not up to date and does not show farm equipment which presently occupies the application site and will require removal. Thus the relocation of this equipment is not covered within the application. It may of course be subject to removal from the site.

COUNCIL'S TREE & COUNTRYSIDE OFFICER: No comment

HIGHWAY AUTHORITY: No objection subject to condition restricting the use of the building to be ancillary to the existing site activities.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER: No objections

COUNCIL'S CONTAMINATED LAND OFFICER: Precautionary condition required

### **REPRESENTATIONS**

None

**ASSESSMENT NOTES**

- \* This application is referred to Development Control Committee as it is a major application.
- \* The proposed building would be used for the storage of grain as the existing buildings on site are not suitable for the drying and long-term storage of grain. Grain needs regular aeration and must be kept in vermin-proof buildings to meet with current ACCS regulations. Additionally, current EU farming strategy aims for an increase in cereal production. The erection of the building would support this agricultural business in complying with changing legislation and associated guidance, in accordance with PPS7.
- \* The erection of the storage building would not have an adverse impact visually on the countryside because it would be located in close connection to existing agricultural buildings. The storage building would also be of a similar size to other agricultural buildings on the site.
- \* The removal of existing agricultural buildings on the site would not require planning permission and the Council's Tree and Countryside Officer has not objected to the demolition of agricultural buildings on the site.
- \* There are no residential properties in close proximity to the proposed storage building and the scheme would therefore have no detrimental impact on residential amenity.
- \* Finally, the Highway Authority has not objected to the application and a planning condition will ensure that the building is used for agricultural purposes in connection with the existing holding.

**RECOMMENDATION**

**Planning Permission**

**CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Building for agricultural use only
- 3920** Contaminated Land condition
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

<b>ITEM</b>	<b>7</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/1690/F	
<b>LOCATION:</b>	ASHILL The Green	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> Y <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mrs Laura Handford 1st Floor, The Chapel Keswick Hall	
<b>AGENT:</b>	Barefoot & Gilles 11a Princes Street Ipswich	
<b>PROPOSAL:</b>	7 residential units in 3 blocks with associated access and car parking	

**CONSULTATIONS**

ASHILL P C

Objection.

Comments:- Please see notes on plan re car parking to rear of existing properties and the lay-by parking to front is incorrect. Also concerns that sewer is not able to cope with number of dwellings recently built in the parish so please can Anglian Water confirm that the addition of these and any further development will not cause any problems to the existing sewer. Does S.106 Agreement allow for any contribution towards play area in Parish? Also the allocation of these properties should be for people who have connections with Ashill as priority - can this be stipulated in S.106 Agreement?

**RECOMMENDATION**

**Planning Permission**

**CONDITIONS**

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3920** Obscured glazing (first floor) plot 7
- 3920** No P.D. for windows (first floor) plots 2, 5 & 7
- 3302** No P.D. for extensions, roof alterations, porches
- 3304** No P.D. rights for extensions, sheds, etc
- 3306** No P.D. rights for garages
- 3402** Boundary screening to be agreed
- 3408** Landscaping - details and implementation
- 3740** Vehicular access to be constructed
- 3740** Vehicular access servicing 6 parking spaces
- 3740** Access to be laid out etc
- 3740** Parking spaces to be constructed
- 3740** Landscaping layout details
- 3947** Contaminated Land (Prior to)
- 3943** Contamination found during development
- 3994** Non-standard note
- 3994** Contaminated Land Informative
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

<b>ITEM</b>	<b>8</b>	<b>RECOMMENDATION : REFUSAL</b>
<b>REF NO:</b>	3PL/2008/1693/F	
<b>LOCATION:</b>	WATTON AND CARBROOKE Highfield House Watton Green	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlement Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mrs Liz Glenn c/o agent	
<b>AGENT:</b>	Pelorus Planning & Property Lt 1 Collins Way Rash's Green	
<b>PROPOSAL:</b>	Erection of detached house following demolition of HGV shed	

### **KEY ISSUES**

Erection of a residential dwelling in the countryside.

### **DESCRIPTION OF DEVELOPMENT**

The proposal seeks full planning permission for the erection of a two-storey dwelling and associated garage, following the demolition of an industrial style building.

### **SITE AND LOCATION**

The site forms part of a former HGV haulage contractor's site although the use ceased 10 years ago. The site is located outside the Settlement Boundary of Watton and is situated in a rural location between Watton and Carbrooke. Adjacent to the site to the north-east is a large detached dwelling.

Immediately to the south are two dwellings and planning permission has been granted for the replacement of one of these dwellings. Development in the area is sporadic in nature.

### **RELEVANT SITE HISTORY**

3PL/2008/1350/F - Erection of detached house following demolition of HGV shed - Withdrawn  
3PL/2008/0841/F - Demolition of HGV shed and erection of two detached houses and detached garage - Refused because it represented residential development outside the settlement boundary without justification, an intrusion on the countryside and because the application did not supply sufficient information to demonstrate that the risk of pollution to the aquifer below the site is acceptable. This application is awaiting determination at appeal.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Sustainable Development  
PPS3: Housing  
PPS7: Rural Areas  
HOU6: Development outside villages  
TRA5: Highway safety

### **CONSULTATIONS**

WATTON TOWN CLERK

No objection  
CARBROOKE P C

Comments from Parish Council Majority non-objection. One objection on the basis that it is outside the village boundary.

Comments are as follows:

Removal of the HGV shed will be a bonus.

Whilst I understand the development is outside the development boundary for the village, it is a re-development of an industrial site (brown field) and, as such, I support this proposal as the end result will, I hope, be better than the current industrial "shed".

COUNCIL'S CONTAMINATED LAND OFFICER: No objection subject to conditions

COUNCIL'S TREE AND COUNTRYSIDE OFFICER: No objection subject to conditions

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER: No objection although comments provided on means of foul drainage

ENVIRONMENT AGENCY: No objection subject to conditions

HIGHWAY AUTHORITY: No objection subject to conditions

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

### **ASSESSMENT NOTES**

- \* This application is referred to Development Control Committee at the request of a Ward Member.
- \* A proposal for 2 no. dwellings in replacement of the building is now subject to appeal.
- \* The application seeks approval for the erection of a dwelling outside the Settlement Boundary and, therefore, involves the creation of a new dwelling in the countryside. It should be noted that the applicant has not provided any justification as to why a dwelling is required outside of the Settlement Boundary.
- \* The erection of the dwelling would, therefore, be contrary to Local Plan Policy HOU6 and to guidance contained in PPS7: Sustainable Development in Rural Areas which states that "Isolated new houses in the countryside will require special justification".
- \* Additionally, it should be noted that the proposed dwelling is large in size and is not of a design that is sympathetic to its rural setting. The dwelling would, therefore, have a detrimental impact, visually, on the immediate locality.

### **RECOMMENDATION**

**Refusal of Planning Permission**

### **REASON(S) FOR REFUSAL**

- 9042** Adopted D.W.L.P.(September 1999) HOU.6 - Outside villages
- 9042** HOU6 continued
- 9050** PPS advice re. sustainable development
- 9900** Outside Settlement Boundary
- 9900** Unwarranted intrusion

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

<b>ITEM</b>	<b>9</b>	<b>RECOMMENDATION : REFUSAL</b>
<b>REF NO:</b>	3PL/2008/1704/F	
<b>LOCATION:</b>	BYLAUGH The Office Little Lodges Lane	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr Kevin Peters Swanton Lodge Bylaugh	
<b>AGENT:</b>	Mr Kevin Peters Swanton Lodge Bylaugh	
<b>PROPOSAL:</b>	Managers accommodation plus office/reception/internet room	

### **KEY ISSUES**

1. Policy
2. Impact of trees
3. Highway safety

### **DESCRIPTION OF DEVELOPMENT**

The application seeks full planning permission to construct a single-storey manager's dwelling including an additional room to provide office/reception accommodation. The building would be constructed in brick and slate and would measure approximately 5 metres by 15 metres.

### **SITE AND LOCATION**

The site lies in a rural location, adjacent to three self-catering holiday units, accessed via a private road.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

### **RELEVANT SITE HISTORY**

3PL/2008/1296/F - Garage/Store (retrospective) - Approved  
3PL/2008/0699/F - Relocate/resize holiday cottage granted under 3PL/2005/0798/F - Approved  
3PL/2005/1662/CU - Change of use of holiday cottage to manager's accommodation - Refused  
3PL/2005/0798/F - Erection of two single-storey holiday cottages - Approved  
3PL/2003/1370/F - Erection of single-storey building to use as two holiday chalets - Approved  
3PL/2003/0725/F - Relocation of access road - Approved

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS3: Housing  
PPS7: Sustainable Development in Rural Areas  
HOU6: Housing in the Countryside  
TRA5: Highway Safety

### **CONSULTATIONS**

BYLAUGH P C

NO REPLY AS AT 27TH JANUARY 2009

COUNCIL'S PLANNING POLICY OFFICER - Objection on the grounds that the proposal is contrary to Policy HOU6 of the Local Plan and the principles set out in PPS3 and PPS7 relating to permanent dwellings in the countryside.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection subject to the imposition of conditions to provide gas mitigation measures due to the site being in the vicinity of a possible backfilled quarry.

HIGHWAYS AUTHORITY - Notwithstanding the severely restricted visibility from the site access, given the present uses on site, no objection has been raised subject to conditions requiring access improvements and tying the manager's cottage to the holiday units.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - Objection on the grounds that the scheme conflicts with a number of trees in a prominent local landscape, both in terms of conflicting with the root protection areas of a number of mature trees and the trees causing shading and perceived threat due to their close proximity to a permanent dwelling.

### **REPRESENTATIONS**

None received.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009**

### **ASSESSMENT NOTES**

- \* The application is referred to Development Control Committee at the request of the Ward Representative.
- \* The site lies in a rural location outside the Settlement Boundary where the creation of a new residential dwelling would be contrary to the requirements of policies HOU6 and PPS7.
- \* Notwithstanding that the application is for a dwelling to be occupied by the manager of the adjacent holiday cottages, given the small number of holiday units, and the fact that they are self catering, it is not considered that there is sufficient justification for an occupational dwelling on the site. The cottages were managed by the applicant from the adjacent dwelling but this has recently been sold away as a separate unit.
- \* Furthermore, it is not considered that the scheme meets the housing objectives laid out in PPS3, given the site's unsustainable, remote location away from services and facilities.
- \* The Council's Tree and Countryside Officer has raised objection to the scheme on the grounds that the proposal would impact on a number of prominent and important trees within the local landscape. It is acknowledged that the applicant was granted consent in 2008 for the re-siting of a holiday chalet on the same footprint as the proposed managers dwelling. However, given that the current application is for permanent accommodation as opposed to holiday use, it is likely that more of the surrounding trees would be considered a perceived threat and cause shading, and therefore be at greater risk in the future.
- \* No objection has been raised from the Highway Authority subject to access improvements being made.
- \* The scheme is, therefore, recommended for refusal on the grounds of HOU6, PPS3 and PPS7.

### **RECOMMENDATION**

**Refusal of Planning Permission**

### **REASON(S) FOR REFUSAL**

- 9042** Adopted D.W.L.P.(September 1999) HOU.6 - Outside villages
- 9044** Policy not met outside settlement
- 9046** Proposal not connected with agriculture etc.
- 9310** Despite personal circumstances
- 9900** PPS7 Sustainable Development
- 9900** Loss of Trees
- 9042** HOU 6 continued