

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 16th February 2009

REPORT OF DEVELOPMENT SERVICES MANAGER

(Author: Jayne Owen (Senior Development Control Officer))

THETFORD: FORMER SULTANS SITE, LONDON ROAD

Applicant: Location 3 Properties Ltd and Sultans

Reference: 3PL/2008/1497/F

DEFERRED ITEM REPORT

This report concerns a planning application which seeks planning permission for the erection of a non-food retail warehouse (A1) and external garden centre, associated access, servicing, car parking, landscaping. The application was due to be considered by committee on 5th January 2009, but was deferred to allow the impact on protected trees to be addressed. Full details of the application are set out in the original committee report (attached).

The original scheme proposed an access arrangement which, if approved, would have necessitated the loss of several contorted pine trees along the frontage of London Road. These trees were at this time not protected. Since the original report was drafted, the trees have become the subject of a Tree Preservation Order. Consequently the scheme has been revised relocating the access approximately 12m to the west to avoid the loss of several contorted scots pine trees which are now protected by tree preservation order.

County Highways initially raised some concerns with respect to the revised layout particularly with regard to the right hand turn lanes, however, they have reconsidered the proposal, taking into account the need to retain the trees, and have confirmed that highway safety would not be significantly compromised by the revised access arrangements and have now accepted the access in the revised location.

Additional information was requested by the Council's Tree and Countryside Officer and has been submitted by the applicant including full details of construction methods and tree protection measures with respect to where the proposed new entrance and parking spaces infringe the root protection areas of trees to be retained and details of how the level change would be dealt with having regard to the need for re-grading the slope to accommodate the access arrangements. These details have been agreed and are acceptable to the Council's Tree and Countryside Officer.

RECOMMENDATION: It is recommended that permission is granted as amended subject to conditions and the completion of a section 106 agreement requiring the submission, auditing, monitoring and reviewing of a travel plan.