

AGENDA ITEM 9: DEFERRED APPLICATIONS

Item. 11e: pages 82-97

Location: Hockering

Proposal: Outline Planning Permission for the Development of up to 31 Dwellings with Associated Works Including; Creation of Vehicular and Pedestrian Accesses, Pedestrian Links, Infrastructure, Public Open Space and Landscaping.

REFERENCE: 3PL/2021/0653/O

Applicant: Mr & Mrs Monk

Author: Rebecca Collins

REPRESENTATIONS

Environmental Health

I have looked at this application and, based on the information provided to me at this time, I have concerns regarding the impact of the legitimate use of the adjacent sports fields on future residents. A number of the proposed houses will be on the boundary with the existing football/recreational area. Recreational areas do generate noise when in use and this is likely to be audible in the gardens and houses of the properties that share a boundary. Any artificial floodlighting used on the football/recreational area may also cause nuisance to those residents and may fall outside of existing nuisance legislation. I also have concerns in respect of construction noise and the effect that it may have on existing residential properties. I would therefore request that the following information is submitted with any full application.

- A scheme for protecting the proposed domestic dwellings from noise and light from the use of the adjacent playing fields should be submitted with any planning application. The scheme shall include protection to amenity and garden area and should not rely on the requirement to close windows.
- A construction management plan should be submitted with any application to ensure that the development does not unduly affect the adjoining residential properties.

Historic Environment Service

I'm afraid it has been pointed out to us by the developer's agent, that we had recommended no archaeological mitigation for a previous application for this development site. Due to a clerical error by us this had not been recorded properly and so my last email (27th May 2021, our ref: CNF49481_1) contained incorrect advice. I would therefore like to amend that advice and recommend that no conditioned archaeological mitigation is necessary in this case. We will not be wanting and archaeological condition should application 3PL/2021/0653/O be approved.

OFFICER COMMENTS

Although the comments of Environmental Health are noted, the site has extant planning permission for residential development. The indicative layout for this proposal remains the same as the

indicative layout for the earlier approved extant consent, whereby properties are adjacent to the playing field. The previous consent included conditions with regards to lighting and construction management and these have been applied to this recommended permission. A further condition with regards to noise would be unreasonable as it was not previously recommended on the earlier consent and the changes are not considered so significant in this regard to warrant this further condition. Furthermore, Environmental Health can deal with matters of noise and disturbance under their own regulations.

No condition with regards to archaeology will be added, as per Historic Environment Service advice.

The provision of open space has been discussed with the applicant and it is considered that the section 106 will require open space to be provided in accordance with Policy ENV04 of the Breckland Local Plan (adopted 2019), to ensure adequate open space is provided on site, with the increased number of dwellings. It is however recognised that the site is insufficient in size to provide outdoor sports open space. As no specific or deliverable schemes for offsite outdoor sport have been identified then this is not considered a requirement for this application, in accordance with Policy ENV04 of the Breckland Local Plan (adopted 2019).

RECOMMENDATION

The recommendation of approval, subject to a section 106 and no objections from the Highways Authority and NCC ecology remains unchanged.