

## **AGENDA ITEM 11**

**Item. 11a: pages 48-52**

**Location: Attleborough - Greenfields Crow, Crows Hall Lane**

**Proposal:** Permission in Principle for the Erection of 2 detached dwelling and associated works and access. ( Permission in Principle ,Town and Country Planning Act 1990 Town and Country Planning (Permission in Principle) (Amendment) Order 2017.

**REFERENCE:** 3PL/2021/0687/PIP

**Applicant:** Mr & Mrs B Fitzgerald

**Author:** Naomi Minto

### **REASON FOR APPLICATION BEING HEARD AT PLANNING COMMITTEE**

The application was referred to Planning Committee from Chairman's Panel (not, as the report sets out that the agent is a Ward Councillor).

### **REPRESENTATIONS**

#### Environmental Health

I have looked at the application submitted, and I consider that there is insufficient information to determine whether the existing operations in the immediate area are such as to cause detriment to the amenity of future occupants of the proposed dwellings. I would therefore request that the following be submitted should a planning application be considered. My comments are based on the fact that the proposed properties will either connect to the Anglian Water system or will not rely on a shared system or septic tank for the disposal of their foul water. A noise impact assessment which must include:

- a) Existing background noise levels
- b) A BS4142:2014+A1:2019 assessment (or the equivalent relevant UK adopted standard in force at the time of the measurements)
- c) A scheme of mitigation to ensure that the proposed development is not adversely affected by the existing noise climate. The scheme should include full details of all measures to be adopted and should demonstrate that the ambient noise levels within the proposed domestic properties will not exceed the levels contained within BS8233 (7.7.2.) or the WHO guidance on outside amenity areas. All works which form part of the scheme shall be agreed and completed before any part of the noise sensitive development is occupied. An odour impact assessment which must identify all potential sources of odour and provide evidence to demonstrate that odour will not exceed the Environment Agency recommended guidance benchmark at the proposed development

### **OFFICER COMMENTS**

Given that amenity is not a permission in principle consideration then I consider the matters raised by Environmental Health and amenity can be adequately considered (and conditioned, if appropriate) at Technical Details stage.

Matters of enforcement are not material planning considerations in the determination of this application. Each case must be considered on its own planning merits. Any breach of planning control will be considered separately and following the Planning Committee recommendation for this application.

#### **RECOMMENDATION**

The application is recommended for approval. It is not subject to conditions, as set out in the officer's report, as conditions cannot be applied to a permission in principle application.