

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2021/0304/D	CASE OFFICER Rebecca Collins
LOCATION:	NARBOROUGH Land North of 1-14 Swaffham Road, Narborough	APPNTYPE: Reserved Matters POLICY: Out Settlemnt Bndry
APPLICANT:	Mr Stuart Melton Hall Farm Narford	CONS AREA: N
AGENT:	Martin Reynolds Construction Martin Reynolds Construction 183 The Drove	LB GRADE: N
PROPOSAL:	Reserved matters application following outline permission 3PL/2017/1046/O for 6 No. market sale building plots and 4 No. affordable homes	
		TPO: N

REASON FOR COMMITTEE CONSIDERATION

The application was referred from Chairman's Panel.

KEY ISSUES

Principle of Development
Layout, Appearance and Scale
Residential Amenity
Landscaping
Access and car parking
Flood Risk and Drainage
Ecology

DESCRIPTION OF DEVELOPMENT

Reserved matters application following outline permission 3PL/2017/1046/O for 6 No. market sale building plots and 4 No. affordable homes.

SITE AND LOCATION

The site is located adjacent to the defined settlement boundary defined for Narborough. Site surroundings are predominantly rural beyond the confines of the village. The site benefits from open countryside views to the east and west, with sporadic residential development located to the northern boundary of the site.

The site is part woodland and part garden nursery site with poly tunnels. The woodland will remain in its entirety to the southern boundary and the poly tunnels will be removed to allow for the proposed residential development.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2017/1046/O Permission 19-09-18

Proposed 6 No. market sale building plots and 4 No. affordable homes

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, 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

COM01	Design
COM03	Protection of Amenity
ENV01	Green Infrastructure
ENV02	Biodiversity protection and enhancement
ENV05	Protection and Enhancement of the Landscape
ENV06	Trees, Hedgerows and Development
ENV09	Flood Risk & Surface Water Drainage
GEN01	Sustainable Development in Breckland
GEN02	Promoting High Quality Design
HOU01	Development Requirements (Minimum)
HOU06	Principle of New Housing
HOU07	Affordable Housing
HOU10	Technical Design Standards for New Homes
NPPF	National Planning Policy Framework (Revised 2021)
NPPG	National Planning Practice Guidance
TR01	Sustainable Transport Network
TR02	Transport Requirements

OBLIGATIONS/CIL

A s.106 agreement was required at outline application stage to secure the provision of the affordable units and the contribution towards the improvements to the Narborough Restricted Byway 4 public right of way.

CONSULTATIONS

NARBOROUGH P C

We object to this application on the following grounds. We are opposed to the removal of trees not included in the outline planning application. A tree survey should be conducted prior to any removals.

NORFOLK COUNTY COUNCIL PUBLIC RIGHTS OF WAY

We have no objection in principle to the application but would highlight that a Public Right of Way, known as Narborough Restricted Byway 4 is aligned adjacent to the East boundary of the site. The full legal extent of this Restricted Byway must remain open and accessible for the duration of the development and subsequent occupation.

NORFOLK COUNTY COUNCIL HIGHWAYS

Thank you for your re-consultation regarding the above planning application in response to drawing 1001-06-RevD. I have no further comment to make.

TREE AND COUNTRYSIDE CONSULTANT

A method statement was submitted with the outline application detailing hand digging and air spade excavation where widening was proposed within the RPA of the retained trees. It was also agreed that the Footpath widening could be less where there was conflict with trees. I am happy with the information submitted.

CONTAMINATED LAND OFFICER

I recommend approval providing the development proceeds in line with the application details and subject to the following conditions to alleviate environmental concerns.

HOUSING ENABLING OFFICER

I note that 2no 2bh are now included in the layout, in line with our prior comments. However I have been unable to confirm the GIA of these units; if it exceeds the NDSS standard of 79m² then please consider this accepted without further reference to me. If not then please provide full details to the team.

ANGLIAN WATER SERVICE

No Comments Received

ENVIRONMENT AGENCY

No Comments Received

REPRESENTATIONS

Two letters of representation has been received objecting to the application, their comments are summarised as follows:

- The site notice was not correctly displayed.
- The entrance for these properties is from a short lane onto the main road which will be dangerous. Drivers already travel to fast down this stretch of road and at this point where traffic is coming into or leaving the village this will make coming out of the drive very dangerous. The 10 properties proposed have the potential for there being 20 cars going in and out.
- This application wants to build on the green spaces outside the actual village which has been a reason for the refusal of several applications recently. If granted, this will set a precedence for future application.
- This is a pleasant, wooded area with an abundance of wildflowers and a bridle way down one side that is used by walkers and dog walkers.
- The plans are for 4 small "affordable" houses and 6 large "expensive" houses which will look very strange. There are properties for sale in the village most of the time and therefore these are not necessary.

- The plans have not been amended following the highways report which requires lengthening of driveways and turning areas etc, this will result in more trees needing to be removed.
- Over development in the village.
- No infrastructure to support additional housing.
- Unacceptable loss of trees.
- Loss of wildlife.

ASSESSMENT NOTES

1.0 Principle of Development

1.1 The principle of development was established by the granting of outline planning permission (3PL/2017/1046/O) on 19/09/2018, in which they had two years to submit their Reserved Matters application (RM). During this period Covid Legislation, was released which stated:

Outline Permission that would, or has expired between 19 August 2020 and 31 December 2020 is now automatically extended until 1 May 2021.

1.2 On this basis the application was automatically extended until 1st May 2021, giving time to submit a RM because their application would have expired on 18/09/2020. This RM application was made valid on 10/03/2021.

1.3 This current application only considers matters relating to appearance, layout, landscaping and scale of the development, the reserved matters, which are discussed in the following sections. Access was approved via the Outline Application, which includes a single point of access at the centre of the development and to the south off Swaffham Road.

2.0 Layout, Appearance and Scale

2.1 Section 12 of the NPPF and Policies HOU01, GEN02 and COM01 of the of the Breckland Local Plan (adopted 2019) seek to promote high quality design and protect the character of an area. Policy ENV05 of the Breckland Local Plan (adopted 2019) seeks new development to contribute to and where possible enhance the local environment by recognising the intrinsic character and beauty of the countryside. Overall landscape impact was considered at outline application stage and the development of the landscape is considered acceptable in principle on this basis and in accordance with Policy ENV05 of the Breckland Local Plan (adopted 2019).

2.2 The proposal is for a linear form of development, as shown indicatively in the previously approved outline planning permission. Linear development matches that of the prevailing character of the surrounding area. Dwellings are set back from the public highway, behind a bank of vegetation, with only plot 10 set at a slight angle within the plot. The proposal includes 6 large detached dwellings set in large plots, approximately 30 metres wide, with gaps in between ranging from over 19 metres down to 10.4 metres. Also, there are two pairs of semi-detached dwellings, with smaller rear gardens comprising of the affordable housing spaced 6.6 metres from the detached plots.

2.3 The smaller house types have been amended in discussion with the housing officer to meet the required housing strategy needs and represent a mix of house types, although, they do not accord with policy HOU07 of the Breckland Local Plan (adopted 2019) as they are not indivisible from the remaining development. However, to ensure housing needs are met and given the small size of the development, the site and the

intervening landscaping, then the development is considered acceptable for these reason(s). It is also important to note that this was the indicative layout, which was provided at outline application stage, although layout is a matter to be considered at this stage.

2.4 The dwellings proposed are largely two storey dwellings, also in character with the surrounding area. The housing mix is considered acceptable, as set out above. The design of the dwellings is simple. The large glazed panels included on the detached dwellings gives a more rural barn appearance to the front elevations despite these being standard house types. Given the separation from the public realm and highway by the intervening landscaping, it is not considered that the proposed design would unduly impact the character of the area and the large rear plots for the market dwellings will provide a good transition to the rural landscape.

2.5 Due to the bin drag distance from Swaffham Road the applicant has designed a bin storage area within 25m of the highway, beyond the first set of trees in the existing opening in the wooded area. The storage area is to be constructed much like the road way with minimal digging of the earth on top of the tree roots and will be laid in a gravel with wooden kerb edgings. Space has been shown for 16 bins in case some of the dwellings have additional recycling or refuse bins, so there is ample space to store bins, on collection day, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019). This will be the subject of an suitably worded planning condition.

2.6 The materials to be used are red brick and grey roof tiles. Pantiles would be preferential so materials are to be conditioned to be checked and approved.

2.7 For the reasons given above, the proposal is considered to accord with Section 12 of the NPPF and Policies HOU01, GEN02 and COM01 of the of the Breckland Local Plan (adopted 2019).

3.0 Residential Amenity

3.1 Policy COM03 of the Breckland Local Plan (adopted 2019) seeks to avoid unacceptable effects on the residential amenity of neighbouring occupants, or development which does not provide for adequate levels of amenity for future occupants.

3.2 The site is well laid and spaced out to provide adequate amenity levels including large rear gardens for the 6 market dwellings. Despite the affordable dwellings having smaller rear plots, there is still sufficient amenity space provided for this development. This mix of garden sizes is considered to provide a green edge to the countryside and is considered in character with varying sized plots in the wider character area. The proposed site is well separated from existing residential development by the intervening landscaping.

3.3 For the reasons given above, the proposal is considered to accord with Policy COM03 of the Breckland Local Plan (adopted 2019).

4.0 Landscaping

4.1 The retention of significant trees and hedgerows is supported by Policy ENV06 of the Breckland Local Plan (adopted 2019). Policy ENV05 of the Breckland Local Plan (adopted 2019) seeks new development to contribute to and where possible enhance the local environment by recognising the intrinsic character and beauty of the countryside.

4.2 The principle of development has already been established with the granting of the outline planning permission. The proposal includes the retention of frontage trees which will provide screening for the

development and retain the character of the area. A method statement was submitted with the outline application detailing hand digging and air spade excavation, where access widening was proposed within the RPA of the retained trees. It was also agreed that the footpath widening would be less where there was conflict with trees. The Tree Officer has confirmed that they are content with the information submitted with the outline application, which can be conditioned.

4.3 The applicant has also sought to clarify the situation and states 'the only tree that needs removing for the access onto the site is this one in front of the gate which has been installed on the site. This tree was/has always been noted for removal and signed off by Hugh during the outline application stage. So far as we are concerned the same number of trees as noted and approved in the outline application are to be removed with the majority for creation of the wider footpath'.

4.4 On this basis then the proposal is considered to accord with Policy ENV06 of the Breckland Local Plan (adopted 2019).

5.0 Access and car parking

5.1 Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019) seek to promote sustainable transport. Policy TR01 requires development to minimise the need to travel; promote opportunities for sustainable transport modes; not adversely impact on the operation or safety of the strategic road network; improve accessibility to services; and support the transition to a low carbon future. Policy TR02 requires development to integrate into existing transport networks; mitigate highways impacts; protect and enhance access to public rights of way; provide safe, suitable and convenient access for all users, including appropriate parking; and avoid inappropriate traffic generation and do not compromise highway safety.

5.2 The access point off Swaffham Road was approved at outline application stage. Access lies at the centre of the site off Swaffham Road to the south west of the application. The access enters the site cutting in between intervening landscaping and then leads to dwellings to the north east of the site, running north-west to south-east. The Highways Authority have been consulted and the application amended accordingly to comply with their requirements. On this basis they no raise objections to the layout.

5.3 Sufficient car parking has been provided adjacent or in front of plots, in accordance with standard requirements as set out in Policy TR02 of the Breckland Local Plan (adopted 2019).

5.4 For these reasons the proposal is considered to accord with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

6.0 Flood Risk and Drainage

6.1 Section 14 of the NPPF and ENV09 of the Breckland Local Plan (adopted 2019) seek to minimise the risks of flooding by direct new development away from areas at highest risk of flooding and for new development not to increase flood risk elsewhere. The site lies in flood zone 1, at the lowest risk of flooding. There is an area of surface water flood risk which cuts through the centre of the site. The planning statement sets out in this regard:

Surface water drainage from the dwellings will be collected in separate soakaways within the rear garden of dwellings. Details regarding sizes and exact locations will be submitted once dwelling designs are approved.

Foul drainage will be dealt with using a communal package treatment plant to the rear of the development, again full details of the proposed system will be submitted once dwelling designs are approved.

6.2 The applicants also state that 'As per conditions of the outline planning approval we intend to submit for approval the full details of the foul and surface water drainage at the site, we are unable to do this at this time due to the size and occupancy of the dwellings is to be approved as part of this application. We will employ a specialist company to carry out the designs for the treatment plants and soakaways for approval by the LPA and building control authority'.

6.3 Given that the principle of development has been established at outline application stage and it is considered suitable flood risk and drainage measures can be secured by appropriately worded planning conditions, with Foul Drainage already covered on the outline planning permission. The proposal is therefore considered to accord with Section 14 of the NPPF and ENV09 of the Breckland Local Plan (adopted 2019).

7.0 Ecology

7.1 Section 15 of the NPPF and policy ENV02 of the Breckland Local Plan (adopted 2019) require the protection and enhancement of biodiversity.

7.2 Impact on ecology was assessed at outline application stage and conditions were imposed to ensure light spill on to the woodland belt is minimised and the development being carried out in accordance with the submitted Ecological Report and an appropriate Ecological Management Plan.

7.3 For these reasons the proposal is considered to accord with Section 15 of the NPPF and policy ENV02 of the Breckland Local Plan (adopted 2019).

8.0 Other Matters

8.1 A s.106 agreement was required at outline application stage to secure the provision of the affordable units and the contribution towards the improvements to the Narborough Restricted Byway 4 public right of way. The affordable housing officer is satisfied with the affordable housing layout, subject to the proposed affordable units meeting the nationally described space standards, as set out in Policy HOU10 of the Breckland Local Plan (adopted 2019). The agent has confirmed compliance and a condition will be added to ensure this. Therefore, the proposals are considered acceptable and in accordance with Policies HOU07 and HOU10 of the Breckland Local Plan (adopted 2019).

8.2 Section 15 of the NPPF and COM03(8) of the Breckland Local Plan (adopted 2019) states that planning decisions should take account of ground conditions, pollution and contamination risk. This matter has been conditioned on the outline planning permission and therefore do not need to be repeated on this consent. The proposal is therefore considered to accord with Section 15 of the NPPF and COM03(8) of the Breckland Local Plan (adopted 2019).

8.3 Some comments have been received about rubbish on the site, the applicants state 'Regarding the rubbish on site, we assume this might be the black rolled up plastic sheets which were previously used to grow strawberries on, the wool bales which were previously used for covering over the crops and the rolled up fencing? These were all brought to site . . . when the field was used for farming and will be removed and disposed of by Peter Bunning Waste Deposable'.

9.0 Conclusion/ Planning Balance

9.1 The principle of development for the erection of dwellings has been established by the grant of outline planning permission. The current application only considers matters relating to appearance, layout,

landscaping and scale of the development together with S106 compliance where applicable. The reserved matters have been found to be acceptable on balance, with no harm significantly outweighing the benefits. The proposal is therefore recommend for approval, subject to the conditions listed below.

RECOMMENDATION

The application is recommended for approval, subject to planning conditions.

CONDITIONS

1 Reserved Matters - time limit

This approval is granted following the grant of Outline Planning Permission reference 3PL/2017/1046/O dated 19 September 2018. The timescales for implementation of the development are set out at condition one of the Outline Planning Permission.

Reason for condition:-

For the avoidance of doubt and to ensure that the development accords with conditions attached to the outline planning permission for the proposal, including time limits specified for commencement, resulting in appropriate development of the site.

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, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).

3 Bin store Construction

Prior to first occupation of any of the dwellings hereby approved the proposed bin storage areas shall be located and constructed in full in accordance with the approved Proposed Site Plan Revision D. The construction method shall use minimal/hand digging of the earth on to protect any tree roots and will be laid in a gravel with wooden kerb edgings and space shall be provided for at least 16 bins.

Reason for condition:-

To ensure there is ample space to store bins without impacting significant trees in accordance with Policies COM01 and ENV06 of the Breckland Local Plan (adopted 2019).

4 Bin Store retention

Prior to first occupation of any of the dwellings hereby approved a bin storage area retention strategy shall be submitted to and approved in writing with the Local Planning Authority. The strategy shall provide details of how the bin storage area outside the redline will be retained and made available for the developments occupants use in perpetuity including any legal agreements required with the landowner.

The approved strategy will be implemented prior to first occupation of any of the dwellings hereby approved and thereafter adhered too.

Reason for condition:-

To ensure there is ample space to store bins without impacting significant trees in accordance with Policies COM01 and ENV06 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

5 External wall and roof materials to be agreed

No development shall commencement above slab level, unless or 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 Policies COM3, GEN2 and COM1 of the of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

6 Landscaping condition

Development shall accord with the submitted method statement at the outline application detailing hand digging and air spade excavation where widening was proposed within the RPA of the retained trees.

Reason for condition:-

To protect significant trees in accordance with Policy ENV06 of the Breckland Local Plan (adopted 2019).

7 Flood Risk/Drainage conditions

No development shall commence, unless or until details of surface water drainage and means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation. Only such agreed system or works shall be used in connection with this approval.

Reason for condition:-

The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development. This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

8 HOU10

All the proposed dwellings hereby approved shall meet or exceed the Government's Nationally Described Space Standard (NDSS).

Reason for condition:-

To protect amenity and accord with Policies COM03 and HOU10 of the Breckland Local Plan (adopted 2019).

11 Note non standard re: Rights of Way

A Public Right of Way, known as Narborough Restricted Byway 4 is aligned adjacent to the East boundary of the site. The full legal extent of this Restricted Byway must remain open and accessible for the duration of the development and subsequent occupation.