

AGENDA ITEM 9: Schedule of Planning Applications

Item. 9c

Location: Caston: Land adjacent to Caston Primary School

Proposal: Reserved matters application for Erection of five dwellings, following outline application 3PL/2017/1267/O.

REFERENCE: 3PL/2021/0223/D

Applicant: Lanpro Services

Author: Rebecca Collins

ADDITIONAL INFORMATION

A revised plan for Plot 5 has been received, changing a set of double doors to windows on the first floor front elevation to the master bedroom. Therefore, removing the ability of a balcony on this properties front elevation.

ADDITIONAL REPRESENTATIONS

Three further letters of representation from two addresses have been received, their comments are summarised, as follows:

- The car parking proposed is too small and cars will continue to park in the street.
- Safe access would be impossible with cars passing a walkway to the school used by children.
- Visibility in both directions is impeded by parked cars on the street.
- The attempt at flood compensation, means by widening the ditch on the north side of existing properties that this will go right up to existing properties wall.
- A rethink on the whole application should be carried out with less houses and a bigger car park both sharing the same entrance/exit.
- Currently Parents are not allowed to enter school grounds in their cars without permission from the headteacher.
- The site is at risk of flooding.
- The existing ditch network is blocked and not looked after.
- Land ownership is unclear including the ditches, car park, landscaping.

HIGHWAYS AUTHORITY COMMENTS

I cannot see what measures have been included to prevent the discharge of surface water from the private access onto the highway. The highway boundary is the roadside edge of the ditch and it would appear that a drainage channel, discharging into the ditch, needs to be incorporated at that point.

The car park entrance joins the private internal access to the School. I would not wish to formally include comment in this respect but given that cars will emerging onto the main pedestrian access I would suggest that consideration be given to measures (signs/road markings) to reinforce pedestrian priority.

I note that CTMP can be included as a condition.

OFFICER COMMENTS

Outline planning permission was granted for 5 dwellings and a car park on this site, this has established the principle for development in this location. Mention has been made of the dwellings being two bed dwellings. This was stated on the outline application form for outline planning permission. However, this is not part of the description of development or a condition of the outline planning permission. Therefore, the reserved matters have been considered on their own merits and a recommendation made in accordance with those matters, as set out in the officer Committee report.

Flood risk was considered at outline application stage and a condition was added to that permission to consider surface and foul water flood risk at discharge of condition stage. Therefore, appropriate flood mitigation and drainage strategies will be considered at discharge of condition stage. However, as this application states that the car park will be constructed of permeable material it is considered prudent to add an additional condition requiring details of the car park surfacing to be submitted and approved.

The car park was offered by Unilateral Undertaking by the developers at outline application stage, it was not required to make the previous application acceptable, the officer committee report set out 'The provision of the car park is not a determining factor in the acceptability of the development proposal'. The applicants however, have reached agreement with the school that the car park will be provided and it will be up to the school to manage that, as they see fit, obviously taking into consideration the safety of children and managing both on street and within the car park, parking. This is not a reserved matter for this application to be considered. The indicative car park at outline application stage showed 22 spaces, now 20 spaces are proposed. The number of spaces was not conditioned at outline application stage and the reduction by two spaces is not considered significant.

Plot 5 has been amended to remove the opportunity of a balcony on the front elevation, with a set of doors changed to a window. Ideally habitable rooms would have been moved from the first floor front elevation of Plot 5, however, given the existing vegetation on the boundary of the site with Plot 5 and the Old Chapel, which is to be retained (condition 3), the orientation of the properties, the distances involved and that The Old Chapel is single storey, it is not considered that a bedroom window in the front elevation of Plot 5, close to the boundary would cause undue overlooking to warrant refusal of planning permission on amenity grounds. On this basis, the amendment is considered acceptable, and the proposals accord with Policy COM03 of the Breckland Local Plan (adopted 2019).

With regards to the Highways comments, in relation to prevention of surface water onto the highway, will be dealt with through the discharge of conditions on the outline planning permission. Also, a condition will be added to Prior to

RECOMMENDATION

The proposal is recommended for approval subject to conditions plus the additional conditions, listed below and a UU for GIRAMs and no objections from the Historic Environment Service.

Conditions:

4. Prior to first use of the car park hereby approved, details of signage/road markings for cars emerging onto the pedestrian access shall be submitted and approved in writing by the

Local Planning Authority. Prior to first use the approved details shall be implemented and permanently maintained in that form.

Reason for condition:- To ensure the provision of high quality and safe pedestrian and cycle routes in accordance with Policy GEN02 of the Breckland Local Plan (adopted 2019).

5. The car park hereby approved shall be constructed of a permeable material, the details of which shall first be submitted to and approved in writing by the Local Planning Authority and permanently maintained in that form.

Reason for condition:- To prevent flood risk elsewhere in accordance with Policy ENV09 of the Breckland Local Plan (adopted 2019).