

AGENDA ITEM 8: SCHEDULE OF APPLICATIONS

Item. 8 a GRISTON

Reference: 3PL/2022/0368/F

Location: Coughtrey Industrial Estates (Units 1-17), Church Road

Proposal: The demolition of Units 1-6 (whole block Western boundary) and Units 7-13 (part of North Block), extensions to units 14 and 15 (large extension to North block), extension to unit 16 (small extension to South Block), external fascia changes, refurbishment to Unit 17. Change of use of whole site to mixed B2 and Class E (offices). The reconfiguration of parking and creation of a new loading and unloading area.

Applicant: Eastern Attachments Ltd

Author: Rebecca Collins

ASSESSMENT UPDATE

Policy INF 03 of the Breckland Local Plan (adopted 2019), includes a requirement for the Council to undertake a Partial Update of the Plan with regard to housing, non-travelling gypsy and travellers, accessibility of homes standards and economic development by November 2022. On this basis, the Council has carried out a Single Policy Partial Update of Policy INF 03. The Partial Update was submitted for Examination on 29 November 2022. The Partial Update of the Local Plan sets out the rationale behind the approach. The Council therefore concludes that it has met the requirement set by Policy INF 03 and that the relevant policies within the Development Plan, against which this application has been considered, remain up to date and have been given full weight in the determination of this application.

REPRESENTATIONS

One further letter of representation has been received, their comments are summarised, as follows:

- There is no need or public interest for Eastern Attachments in Griston. It will bring no new jobs and local jobs have been lost through the closing of existing units. A B2 use is not appropriate in this location.
- There is a planning permission for this site in Attleborough, which is a more appropriate location. (**Officer note, this permission has expired).
- Breckland Council's stated objective is to put the right businesses in the right place, focussed on the A11/A47 corridors and in those areas designated as strategically important such as Attleborough where the applicant currently operates from.

- If the working hours in the proposed report cannot be complied with then the business should not operate here.
- The NPPF is guidance only, it has no statutory basis and cannot override Breckland's own Planning Policies.
- There are very limited, if any, PD rights on this site and the Case Officer has heavily relied on the fallback position. This is not relevant to this site and the village position, and should a fallback be applied, this would be a B1/B8 site.
- Previous operators were no trouble to the village and generated little traffic over and above normal village life. Even when the site was in full operation it did not generate the amount of traffic, which this site will.
- The applicant cannot reasonably use Anvic Precision Engineering operation as justification to have his operating hours widened as this operation is very quiet.
- The proposals are so close to neighbouring properties that they will impact their amenity.
- The application has been amended many times and should be reviewed by an independent planner before determination.
- Concerns are raised over the actions of the Case Officer during the course of the application in terms of liaising directly with Environmental Health and Highways (contrary to Breckland's own policy) and through how the development has been justified in the officer committee report.
- This proposal is affecting local house sales.

OFFICER COMMENTS

The majority of the points made have already been covered in the officer report. However, just to reiterate Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and Paragraph 2 of the NPPF requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a significant material planning consideration in the determination of the Planning Application.

The fallback position is one of the material planning considerations, as set out in the Highways and Amenity (with regards to vehicle and HGV movements only) sections of the report. A permission for the site which resulted in the use of the site being B1/B8 would likely result in significantly higher numbers of HGV/traffic than the proposed operator. Furthermore, in considering the traffic numbers or noise generated from the proposed site, to clarify, this is not in comparison to that generated from previous use but how the site could operate without further planning permission(s).

CONDITIONS

The applicant has submitted further noise information, to support an extension to operating hours. Environmental Health have been consulted and state:

*'From reading the revised noise assessment sent and the hours they requested
- (deliveries from 07:30 – 17:00 and operating hours 06:00 – 18:00 Mon – Friday*

and 08:00 – 12:00 Saturdays). The documentation submitted indicates that they will comply with current standards and the recommended noise condition during the additional operational times requested. I have no grounds to disagree with their request and therefore have amended my recommended operating hours to comply with the further information submitted.

While the operating hours have been increased, they will still be required to comply with the noise level condition should that be included within any permission obtained which will hopefully control noise to levels required within current guidance’.

On the basis of the above, conditions 10 and 11 have been updated, as follows:

10. The development hereby permitted shall not operate outside of the buildings outside the hours of:

06:00 - 18:00 Monday to Friday

08:00 - 12:00 Saturday nor at any time on Sundays, Bank Holidays or Public Holidays.

No plant, power tools or process shall be operated or take place anywhere on site on a Saturday except within the buildings other than electric forklifts to carry equipment between the two buildings.

The development hereby permitted shall not operate inside of the buildings outside the hours of:

07:00 - 17:30 Monday to Friday

08:00 - 12:00 Saturday nor at any time on Sundays, Bank Holidays or Public Holidays.

Reason for condition:- In the interests of the amenities of adjoining residents in accordance with policy COM03 of the Breckland Local Plan (adopted 2019).

11. No materials shall be loaded or unloaded, units run, nor engines idled outside the following times:

07:30 - 17:00 Monday to Friday

No deliveries shall be made to the site on Saturdays and Sundays.

No use of waste services, such as the scrap metal bin outside the hours of:

08:30 - 17:00 Monday to Friday

Reason for condition:- In the interests of the amenities of adjoining residents in accordance with policy COM03 of the Breckland Local Plan (adopted 2019).

RECOMMENDATION

Recommended for approval, subject to conditions (including updated conditions 10 and 11, as set out above) and the LLFA having no objections to the application.