

AGENDA ITEM 9: Schedule of Planning Applications

Item. 9 d SHROPHAM

Reference: 3PL/2022/0439/F

Location: Caretakers House, Larling Road

Proposal: A building to provide residential accommodation for a site manager/caretaker including new highway access, private drive and hardstandings together with associated facilities including an office, guest parking, laundry facilities, garage and stores essential for the management, maintenance, security and general upkeep of the holiday accommodation located at Settle

Applicant: Mr and Mrs J Morfoot

Author: Matthew Blackie

ASSESSMENT UPDATE

Policy INF 03 of the Breckland Local Plan, 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.

OFFICER COMMENTS

The council consider the Breckland Local Plan (adopted 2019) up to date and it does not change the recommendation for the planning application.

RECOMMENDATION

In terms of planning balance, the proposed development is not considered acceptable as limited justification for has been provided to support the need for a rural workers dwelling on site. The proposed height, scale and mass are considered too excessive resulting on impact on the open countryside contrary to Policies HOU13, COM01, GEN02 and ENV05 of the Breckland Local Plan (adopted 2019), as well as the National Planning Policy Framework (2021). Also, insufficient information has been provided relating to arboricultural matters contrary to Policy

ENV06 of the Breckland Local Plan (Adopted 2019) and Section 15 of the National Planning Policy Framework (2021). It is therefore recommended that planning permission be refused.