

AGENDA ITEM 10: Schedule of Planning ApplicationsItem. 10e

Location: Roudham/Larling: The Old Mill, Road from Larling to Bridgham, Harling Road

Proposal: Retention of three 5.2m galvanised steel storage racks to be partially clad in cedar cladding and the installation of two 5.2m high double sided steel storage racks (Part Retrospective).

REFERENCE: 3PL/2022/1406/F

Applicant: Crendon Timber Engineering Ltd

Author: Matthew Blackie

ASSESSMENT UPDATE

Revised plans with additional timber cladding on the side elevations for the racking have been proposed to further reduce impact on the appearance and character of the area.

ADDITIONAL INFORMATION

New submitted plans:

Dwg no 28435/002D Proposed Site Block Plan

Dwg no 28435/004B Type A Proposed Racking Layout Plan & Elevation

Dwg no 28435/005A Type B Proposed Racking Layout Plan & Elevation

Dwg no 28435/006A Site Section Thru Racking

OFFICER COMMENTS

The submitted plans are considered as acceptable and the proposed cladding on the side of the racking helps to improve the development.

Overall, given the fall back position for permitted development, the proposed development is acceptable regarding design and appearance, according with policies COM01 and GEN02 of the Breckland Local Plan (adopted 2019), as well the National Planning Policy Framework (2021).

RECOMMENDATION

Overall, the application seeks retention of three 5.2m galvanised steel storage racks to be partially clad in cedar cladding and the installation of two 5.2m high double sided steel storage racks (Part Retrospective). The application is acceptable regarding principle of development, design & appearance, impact on amenity, impact on highways, nutrient neutrality and other matters. The application accords with the Breckland Local Plan (adopted 2019) and the National Planning Policy Framework (2021).accepted for approval.

On this basis, the application is recommended for approval, subject to conditions.