

Item No.	Applicant	Parish	Reference No.
1	H G Developments	THETFORD	3PL/2008/1339/LB
2	H G Developments	THETFORD	3PL/2008/1340/F
3	Sainsbury's Supermarket Ltd	ATTLEBOROUGH	3PL/2009/0089/F
4	Sainsburys Supermarkets Ltd	ATTLEBOROUGH	3PL/2009/0090/CA
5	Mr Brian Keane	THETFORD	3PL/2009/0113/F
6	Peddars Way Housing Associatio	HARLING	3PL/2009/0204/F

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 20-04-2009

ITEM	1	REPORT TO COMMITTEE
REF NO:	3PL/2008/1339/LB	
LOCATION:	THETFORD Abbey Barns Monksgate	APPN TYPE: Listed Build Consent POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: Y TPO: N LB GRADE: Grade II
APPLICANT:	H G Developments The Granary Common Road	
AGENT:	Purcell Miller Tritton LLP 3 Colegate Norwich	
PROPOSAL:	Demolition of buildings on site & erection of 15 units, conv. of barns to 6 units & conv. listed bdg to 5 units	

CONSULTATIONS

RECOMMENDATION

No recommendation made

3994 SEE MAIN AGENDA ITEM

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ITEM	2	REPORT TO COMMITTEE
REF NO:	3PL/2008/1340/F	
LOCATION:	THETFORD Abbey Barns Monksgate	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: Y TPO: N LB GRADE: Grade II
APPLICANT:	H G Developments The Granary Common Road	
AGENT:	Purcell Miller Tritton LLP 3 Colegate Norwich	
PROPOSAL:	Demolition of buildings on site & erection of 15 units, conv. of barns to 6 units & conv. listed bdg to 5 units	

CONSULTATIONS

RECOMMENDATION

No recommendation made

3994 SEE MAIN AGENDA ITEM

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ITEM	3	REPORT TO COMMITTEE
REF NO:	3PL/2009/0089/F	
LOCATION:	ATTLEBOROUGH Sainsbury's Supermarket	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: Commercial Area CONS AREA: Y TPO: Y LB GRADE: N
APPLICANT:	Sainsbury's Supermarket Ltd c/o agent	
AGENT:	Indigo Planning Swan Court 11 Worple Road	
PROPOSAL:	Extension to existing supermarket, reconfiguration of car park/access/egress & demo. of extg Petrol Station	

CONSULTATIONS

RECOMMENDATION No recommendation made

3994 SEE MAIN AGENDA ITEM

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ITEM	4	REPORT TO COMMITTEE
REF NO:	3PL/2009/0090/CA	
LOCATION:	ATTLEBOROUGH Sainsbury Supermarket High Street	APPN TYPE: Conserv.Area Consent
APPLICANT:	Sainsburys Supermarkets Ltd c/o agent	POLICY: In Settlemnt Bndry
AGENT:	Indigo Planning Ltd Swan Court 11 Worple Road	ALLOCATION: Commercial Area
PROPOSAL:	Demolition of petrol filling station to allow alterations to site access/egress & changes to parking layout	CONS AREA: Y
		TPO: Y
		LB GRADE: N

CONSULTATIONS

RECOMMENDATION

No recommendation made

3920 SEE MAIN AGENDA ITEM

ITEM	5	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0113/F	
LOCATION:	THETFORD 51 Brunel Way	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr Brian Keane First Choice Marquees c/o agent	
AGENT:	Milburn Leverington Thurlow Ar 3 Whiting Street Bury St Edmunds	
PROPOSAL:	Proposed B1 unit, with associated parking	

KEY ISSUES

1. Supporting economic growth
2. Protecting the residential amenity of the area

DESCRIPTION OF DEVELOPMENT

The proposal seeks full planning permission for the erection of a B1 industrial unit and associated parking. It should be noted that the size of the original proposed building has been reduced from approximately 50m in length to approximately 44.4m in length. The building has been reduced in size because of the presence of a pipeline.

SITE AND LOCATION

The building would be located on an existing industrial estate. The site is located off Brunel Way, to the rear of existing industrial buildings.

RELEVANT SITE HISTORY

No relevant site history

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POLICY CONSIDERATIONS

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan and Core Strategy have been taken into consideration in the determination of this application:

PPS1: Sustainable Development

PPG4: Industrial/Commercial

PPS7: Rural Areas

PPG16: Archaeology

PPG24: Noise

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

DC1: Amenity

CONSULTATIONS

THETFORD T C

No objection

HIGHWAYS AUTHORITY: No objection subject to condition

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER: No objection

NORFOLK LANDSCAPE ARCHAEOLOGY: No objection subject to condition

NORFOLK CONSTABULARY: Require security fencing and lighting

COUNCIL'S ENVIRONMENTAL PLANNING OFFICER: Comments relating to sustainable construction and improved cycling and pedestrian facilities to reduce car use (ie modal shift). Discussions are ongoing in this regard and will be reported verbally.

COUNCIL'S CONTAMINATED LAND OFFICER: No objection subject to conditions

MINISTRY OF DEFENCE: No objection

HEALTH & SAFETY EXECUTIVE: HSE does not advise, on safety grounds, against the granting of planning permission in this case

REPRESENTATIONS

None received

ASSESSMENT NOTES

- * The proposal is brought before Development Control Committee because the scheme is a major application.
- * The proposed building, which is for a B1 use, would be located on a site that is situated within an industrial estate and so the principle of the development is acceptable. The building would be erected using steel cladding, which would be similar in appearance to some of the surrounding industrial buildings.
- * The unit would not be located in close proximity to any residential dwellings and the Council's Environmental Health team have not raised any objections.
- * The layout of the scheme has been amended to incorporate improved pedestrian access and security fencing. Although the number of parking spaces has not been reduced, provision has been made for sheltered cycle spaces. Additionally, the agents have agreed to use car park lighting conforming to BS 5489 to improve on-site security. A planning condition will ensure that at least 10% of the predicted energy required by the development will come from renewable sources.
- * The application is recommended for approval subject to conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3920** Colour of metal cladding
- 3740** Access/parking etc to be laid out
- 3385** Archaeological condition
- 3548** Full details of external lighting
- 3946** Contaminated Land - Unexpected Contamination
- 3941** Renewable Energy
- 3923** Contaminated Land - Informative (Extensions)
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

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ITEM	6	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0204/F	
LOCATION:	HARLING 19 Jubilee Avenue	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: Adjacent Grade 2
APPLICANT:	Peddars Way Housing Associatio The Chapel Keswick Hall	
AGENT:	Mr Apostolos Pinakidis 11a Princes Street Ipswich	
PROPOSAL:	Demolition of extg houses nos. 19 & 20, create access & construction of 12 new 2 storey houses in 4 blocks	

KEY ISSUES

1. Design and layout
2. Impact on setting of Listed Buildings
3. Highway safety

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the erection of 12 two storey dwellings following the demolition of two existing dwellings, 19 and 20 Jubilee Avenue. The site would be accessed from Jubilee Avenue. The application is accompanied by a Design and Access Statement, an Arboricultural Implications Assessment and Tree Protection Plan and a Landscaping Schedule.

SITE AND LOCATION

The site lies within the Settlement Boundary of the village of East Harling. The site lies north of The Crescent and south of Jubilee Avenue. The dwellings within The Crescent are Grade II Listed dwellings.

RELEVANT SITE HISTORY

3PL/2008/1438/F - Demolish existing houses (19 and 20) to create access and construction of 13 new two storey houses in five blocks - Refused
3PL/2008/0198/F - Demolition of number 19 and 20 to create access to and construction of 14 new two storey timber framed houses - Withdrawn
3PL/2007/1064/F - Demolish No. 19 to create access to and construction of 12 new two storey timber framed houses in three blocks - Withdrawn

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POLICY CONSIDERATIONS

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1 - Delivering Sustainable Development

PPS3 - Housing

PPS9 - Biodiversity and Geological Conservation

PPG13 - Transport

PPG15 - Planning and the Historic Environment

PPS22 - Renewable Energy

PPS23 - Planning and Pollution Control

Local Plan

HOU4 - Housing in the villages

TRA5 - Transport safety

CONSULTATIONS

HARLING P C

Whilst acknowledging a reduction in the proposed number of dwellings to twelve and a marginal improvement in accessibility to the site for vehicles, Council found no grounds on which to change its earlier responses to the application by Peddars Way House Association for the development of the land between Jubilee Avenue and The Crescent.

HIGHWAY AUTHORITY - No objection subject to conditions

ENVIRONMENT AGENCY - No objection - comments

ENGLISH HERITAGE - No comments

INTERNAL DRAINAGE BOARD - No comment

NATURAL ENGLAND - Comments awaited at the time of writing report however previous objection on the grounds of insufficient survey information submitted to demonstrate whether or not the development would have an adverse effect on legally protected species

NORFOLK WILDLIFE TRUST - Comments awaited at the time of writing report however previously commented that the landscaping schedule describes the site as being rough grassland with managed and unmanaged gardens. Consider that an assessment of ecological impact should be submitted along with recommendations for enhancement in line with the guidance contained within PPS9.

NORFOLK CONSTABULARY - Comments awaited at time of writing report however no objection raised previously

NORFOLK LANDSCAPE ARCHAEOLOGY - No comment

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - Comments awaited at time of writing report

COUNCIL'S HISTORIC BUILDINGS OFFICER - No objection

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COUNCIL'S ENVIRONMENTAL PLANNING OFFICER - No objection

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - Comments awaited but previously raised no objection subject to conditions to mitigate against late-night activity/noise within amenity area.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection subject to conditions

COUNCIL'S STRATEGIC HOUSING OFFICER - The application is supported. There is a justified housing need in East Harling. The site is within the Settlement Boundary and provides for 100% affordable housing.

REPRESENTATIONS

Four letters have been received raising the following issues:

- * Access/egress from Jubilee Avenue
- * Overdevelopment
- * Will compromise safe play area for children at bottom of the avenue
- * Water pressure will be diminished
- * Consider that no development is acceptable on this site
- * Impact on Listed Crescent dwellings
- * Site would be a good site for allotments.

ASSESSMENT NOTES

- * The proposal is referred to Development Control Committee as it is a major application.
- * The site is within the Settlement Boundary of the village of East Harling, therefore, the principle of the development of the site is acceptable in planning policy terms
- * The proposal is to provide 12 dwellings comprising a mix of 1, 2, 3 and 4 bedroom dwellings
- * Plots 1 and 2 would replace No's 19 and 20 Jubilee Avenue and facilitate the proposed access arrangement
- * A similar application was considered by members at the Development Control Committee on the 5th January 2009. The application was refused because of the impact on listed buildings, failure to enhance, poor layout and density not in keeping with the area
- * The current submission seeks to address these concerns
- * The scheme has been revised leaving an open amenity area which would be enhanced with additional landscaping. This would enable the open setting of The Crescent dwellings to be preserved
- * The proposed palette of materials includes soft red brick, render and European larch cladding
- * The proposed dwellings are designed to achieve a level 3 rating under the Code for Sustainable Homes
- * PPS3 aims to achieve the efficient use of land. The proposed density achieved for the development is 36 dph which is consistent with guidance set out in PPS3 which suggests 30 dph as a minimum
- * With regard to highways issues, the Highway Authority have raised no objections subject to conditions requiring the agreed off-site highway improvements works including improved visibility at the Jubilee Avenue/Kenninghall Road junction and to include appropriate waiting restrictions at the Jubilee Avenue/Kenninghall Road junction to protect the visibility splays from on-street parking in the vicinity of the adjacent school
- * With respect to the demolition of 19 and 20 Jubilee Avenue, the buildings are neither Listed nor protected by virtue of being within a Conservation Area. A refusal of planning permission based on the loss of these dwellings would, therefore, be very difficult to substantiate
- * The land is currently vacant and unused and has no formal designation as open space, it is therefore considered that a refusal of planning permission would be difficult to substantiate based on the loss of open space
- * In relation to the occupancy of the units the dwellings would be offered to local people who meet specific criteria. If members are minded to approve the application, it is recommended that it is approved subject to a legal agreement ensuring that the dwellings remain affordable in perpetuity
- * A mix of dwelling types is proposed including 6 units of family sized accommodation (five three bedroomed dwellings and one four bedroomed dwelling)
- * In conclusion, in planning policy terms development is acceptable in this location. The site is within the Settlement Boundary where normally 35% of the total number of housing units would be required to be provided and maintained as affordable housing. In this instance, all the proposed dwellings are proposed to be affordable housing units to be delivered by a registered social landlord.
- * The Council's Strategic Housing officer supports the scheme and has confirmed there is a justified housing need in East Harling
- * The application falls principally to be considered against Saved Policy HOU.4 of the Breckland District Local Plan 1999. PPS3 : Housing together with its companion document 'Delivering Affordable Housing' are also of particular relevance. These documents emphasise the national commitment to provide high quality affordable housing and for local planning authorities to take a positive approach, especially in rural communities
- * It is considered that the form of development proposed is acceptable having regard to Policy HOU.4 and the advice contained in PPS3 and that the proposed development will not have a

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significant impact on the setting of the Listed Crescent properties, subject to the implementation of appropriate landscaping

* The proposal is recommended for approval subject to the satisfactory completion of a S106 obligation to ensure that all the dwellings remain affordable.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3944** Contaminated Land - Desk Study/Site Investigation
- 3946** Contaminated Land - Unexpected Contamination
- 3302** No P.D. for extensions, roof alterations, porches
- 3300** No P.D. for fences, walls etc
- 3306** No P.D. rights for garages
- 3304** No P.D. rights for extensions, sheds, etc
- 3750** Roads, footways, foul & surface water to be submitted
- 3750** No works other than specified carried out on roads, footways
- 3750** Before dwelling occupied road/footway cons. to binder course
- 3750** Visibility splays
- 3750** Proposed on-site car parking laid out etc
- 3750** Detailed scheme for off site highway improvements
- 3750** Off site improvement works, prior to first occupation
- 3750** Wheel cleaning facilities on site
- 3750** Wheel cleaning facilities on site part B
- 3750** Traffic regulation order for waiting restrictions
- 3920** Non-standard condition re working hours during construction
- 3994** Non-standard note re highways
- 3972** NOTE: Bats and Owls
- 3992** NOTE: S106 Affordable Housing
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans