

**BRECKLAND COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE – 11 MAY 2009**

**REPORT OF THE DEVELOPMENT SERVICES MANAGER  
(Author: Chris Raine, Senior Development Control Officer)**

**RAF WATTON, CARBROOKE  
RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, CAR  
PARKING AND OPEN SPACE**

**REFERENCE: 3PL/2009/0118/D  
APPLICANT: TAYLOR WIMPEY**

**Summary:** The application seeks reserved matters approval for residential development with associated access, parking and open space. This follows the granting of outline planning permission under 3PL/2005/0477/O following an appeal.

The total number of units proposed is 68, and this is divided into 3 separate sites, a breakdown of each is as follows:

The first consists of 25 dwellings which are a mix of houses and apartments, within this scheme there is both garaging and off-road parking spaces.

The second consists of 24 dwellings which are a mix of houses and apartments, within this layout there are garage spaces, off-road parking spaces and an area of public open space.

The third site consists of 19 dwellings, all of which are houses. The layout provides accompanying garaging and off-road parking.

**Introduction**

The site forms part of the larger re-development of the former RAF Watton site in Carbrooke. At present the sites are vacant parcels of land, free from structures. Each site has trees within it of varying quality.

**Key Issues**

1. Impact upon the character and appearance of the locality
2. Highway safety
3. Impact upon TPO tree
4. Neighbour amenity

## **Planning History**

3PL/2007/0948/F Variation of condition 5 of 3PL/2005/0477/O to omit ref to site development framework. Approved.

3PL/2007/0799/F Means of access to employment area (approval of RM following hybrid app 3PL/2005/0476/F). Withdrawn.

3PL/2005/0477/O Residential Development with associated access, car parking and open space. Allowed.

3PL/2005/0476/F Full PA 222 dwellings and associated works and outline PA employment land and local facilities centre. Approved.

3PL/2001/0234/O Re-development of RAF Watton technical site into residential and commercial units and storage units. Approved.

## **Policy Considerations**

PPS1: Delivering Sustainable Development

PPS3: Housing

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.

HOU.2 Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

## **Consultations**

COUNCIL'S CONTAMINATED LAND OFFICER - No objection, however, applicant's attention should be drawn to the condition on the outline approval.

HIGHWAY AUTHORITY - No objections subject to conditions.

COUNCIL'S TREE OFFICER - No objection subject to conditions.

COUNCIL'S HISTORIC BUILDINGS OFFICER - No objection.

NORFOLK LANDSCAPE ARCHAEOLOGY - No objection.

## **Representations**

One objection on the grounds that there are already sufficient houses on the site, and there is insufficient public open space, a play area would better serve the area.

## **Assessment**

The application is referred to Development Control Committee as it is a major application.

In terms of the impact of the layout and design of the sites upon the locality, it is evident that they are consistent in their design, mix of units, layout and density with the existing phases which have been constructed or have already secured planning permission on the wider site, and as such represent a development which has adequate regard for the locality. Furthermore, where appropriate, they make the best use of existing trees. New landscaping will further integrate and improve the site within the locality.

In terms of highway safety, revisions have been incorporated to satisfy the requirements of the Highway Authority (Norfolk County Council) subject to conditions.

The part of the development referred to as site 3 above requires the removal of a TPO tree in order to secure an appropriate access to the development which satisfies the requirements of the Highway Authority. The Tree Officer is satisfied that the tree can be removed subject to the re-planting of two replacement trees in a similar location to the existing tree. The applicant has provided a drawing which illustrates how this will be achieved and this is acceptable to the Tree officer. A suitably worded condition will be attached to the planning permission.

In terms of neighbour amenity, it is considered that the relationships between the proposed dwellings within each site and those with the adjacent built or approved schemes are such that light, outlook and privacy levels are adequate preserved.

One letter of objection has been received from a local resident suggesting that there are sufficient houses already and the existing sites should be left as "green" areas. Given that outline planning permission exists for the development, the principle has been established for the development as submitted. Furthermore, there are public open spaces incorporated into the wider development to the satisfaction of planning policy.

## **Recommendation**

In conclusion, it is considered that the proposal is consistent with the relevant planning policies and as such the application is recommended for approval.