

Item No.	Applicant	Parish	Reference No.
1	Mr J Ball	SWAFFHAM	3PL/2009/0331/F
2	Lynford Hall Hotel	LYNFORD	3PL/2009/0355/F
3	Norfolk Farm Produce Ltd	BEESTON	3PL/2009/0371/F
4	Gorgate Ltd	GRESSENHALL	3PL/2009/0384/O
5	City & West End Property Inves	DEREHAM	3PL/2009/0385/O
6	Roger Warnes Transport Ltd	GREAT DUNHAM	3PL/2009/0418/F
7	Mr A Worby	GARVESTONE	3PL/2009/0443/F
8	Rowling Building Services Ltd	STOW BEDON/BRECKLES	3PL/2009/0445/F
9	Mr D Taylor	HARLING	3PL/2009/0499/F

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ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0331/F	
LOCATION:	SWAFFHAM Stanfield House Lynn Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr J Ball c/o agent	
AGENT:	Pelorus Planning & Property Lt 1 Collins Way Rash's Green	
PROPOSAL:	Retirement village comprising care home, cottages, access & parking	

CONSULTATIONS

SWAFFHAM TOWN COUNCIL

No objection

RECOMMENDATION

Planning Permission

CONDITIONS

3920 SEE REPORT ITEM

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ITEM	2	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0355/F	
LOCATION:	LYNFORD Lynford Hall Mobile Home Park Lynford Hall	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: Within Curtilage G2
APPLICANT:	Lynford Hall Hotel Lynford Mundford	
AGENT:	Regus Consulting Ltd Amp House Prayors Farm	
PROPOSAL:	Continued use of site for 46 park homes	

KEY ISSUES

Justification for further renewal of temporary permission

DESCRIPTION OF DEVELOPMENT

The application seeks temporary planning permission for the continued use of the site for 46 park homes

SITE AND LOCATION

Lynford Hall is outside the Settlement Boundary of Lynford and approximately one mile from the village of Mundford. Lynford Hall is a Grade II Listed building and its grounds have been designated as historic parkland. The hall is currently run as a hotel and conference centre.

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RELEVANT SITE HISTORY

3PL/2006/1593/F - Renewal for 2 years of planning permission 3PL/2004/2057/F for 46 park homes - Temporary to 30/4/09
3PL/2004/0633/F - Renewal of existing planning permission for further 10 years for occupied units - Temporary to 20/2/05
3PL/2004/1676/LB - Residential development of 46 apartments - Not yet determined
3PL/2004/1675/O - Residential development of 46 apartments - Not yet determined
3PL/2004/1674/CU - Use of land for stationing mobile homes (25) - Not yet determined
3PL/2004/1673/F - Permanent use of land for the stationing of 46 park homes - Not yet determined
3PL/2003/1958/F - Renewal of permission for 46 no park homes - Temporary to 20/02/05
99/0853 - Move 10 mobile homes to new area - Rec for approval - subject to S106 which was never signed. No decision issued
3/93/1177 - Renewal of permission for 46 no park homes for ten years - Temporary to 31/1/04
3/89/0161 - Extension to residential caravan park for six caravans - Refused - allowed on appeal - Temporary to 31/12/93
3/88/1794 - Extension to residential caravan park for six caravans - Refused
3/84/0153 - Retention of existing park - Temporary to 31/12/93
3/83/1499 - Retention of existing mobile home park - Temporary to 31/12/88 (plan shows 40 vans) renewal of S.3579, 74/1838 and 75/1523

POLICY CONSIDERATIONS

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

PPS1: Sustainable development

PPS3: Housing

PPG13: Transport

HOU.6: Development outside Settlement Boundaries

TRA.5: Highway safety

CONSULTATIONS

LYNFORD P C

NO REPLY AS AT 26TH JUNE, 2009

HIGHWAYS AUTHORITY - Objection on the grounds that the proposal would conflict with the aims of sustainable development, the need to minimise travel and the ability to reduce the reliance on the car. Recommend reduction in number of homes to just those currently occupied (15) with a condition requiring further phased removal.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - reiterated comments made in 2005 and

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considers that a management plan with full ecological, arboricultural and landscape considerations be brought forward at the earliest opportunity.
In relation to impact on special interest of SPA concludes the proposal would not increase any existing adverse effects on the special features of the SPA.

COUNCIL'S HISTORIC BUILDINGS OFFICER - No comment

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objections

GARDEN HISTORY SOCIETY - To be reported verbally at meeting

NATURAL ENGLAND - No comments

NORFOLK WILDLIFE TRUST - To be reported verbally at meeting

REPRESENTATIONS

None

ASSESSMENT NOTES

- * The proposal is referred to Development Control Committee as it is a major application.
- * Temporary planning permission was first granted for the use of the land adjacent to Lynford Hall in 1961 and the use has continued since then on the basis of a series of further temporary permissions.
- * On 24th April 2007 permission for 46 park homes was renewed until 30th April 2009.
- * Although in the past up to 46 mobile homes have been stationed on the site, their number has been reduced in recent years.
- * At the time of the last temporary permission, the justification for the application was to enable the then owner to retain the income from the facility over the short term to allow the longer term plans in respect of the hotel as a whole to be progressed
- * Whilst limited information has been submitted with the application, it is understood that a further change of ownership has occurred and similar reasons exist for pursuing a further temporary permission
- * A letter from the applicant's agent states that it is anticipated that an alternative application for the park home site and other areas of the adjacent Lynford Hall site would be submitted in June 2009 for a leisure orientated development. No proposals have been received to date
- * Notwithstanding this, given the history of the site, it is considered that it would not be unreasonable to grant a further two years to allow the applicant time to clarify future intentions for the site.

RECOMMENDATION

Planning Permission

CONDITIONS

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- 3032** Temporary use - 2 year
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

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ITEM	3	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0371/F	
LOCATION:	BEESTON Norfolk Farm Produce Ltd Herne Lane	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Norfolk Farm Produce Ltd Herne Lane Beeston	
AGENT:	LPB Design 32 Blackthorn Road Attleborough	
PROPOSAL:	Construction of new agricultural storage building & associated external hardstanding	

KEY ISSUES

1. Principle
2. Visual impact
3. Amenity
4. Highway safety

DESCRIPTION OF DEVELOPMENT

This application seeks full planning permission to construct a new agricultural storage building for the ambient and cold storage of farm produce on a parcel of arable land to the east of Herne Lane. The building would comprise of a steel frame with metal cladding and measure approximately 110 metres by 49 metres with a height to the ridgeline of 13 metres.

SITE AND LOCATION

The application site forms part of the Norfolk Farm Produce site operated to the east and the west of Herne Lane. An existing access off Herne Lane would be utilised to serve the proposal.

RELEVANT SITE HISTORY

The site has been subject to a number of planning permissions. However, the most relevant of these permissions relating to the eastern side of the site include permission for a recently constructed storage and grading building (Ref: 3PL/2005/0976/F and 3PL/2007/0108/F).

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POLICY CONSIDERATIONS

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

PPS7: Sustainable Development in Rural Areas

ECO5: Development of Employment Uses outside Settlement Boundaries

TRA5: Traffic Generation

CONSULTATIONS

BEESTON P C

At the recent Parish Council meeting the members raised NO OBJECTION to the above application.

However several comments need to be raised regarding the application. Firstly the Parish Council is concerned at the arrangements for surface water as a large part of agricultural land is being claimed for this building so that there is less ground for the water to percolate through and the current drainage system can hardly cope with the surface water at present. It is requested that this be considered very carefully prior to permission being granted.

The Parish Council requests that the following conditions be placed on any permission being given and to be implemented in full prior to the development being brought into use:

1. An agreement to achieve improvements in the load-bearing capacity and surface water drainage on the road into Beeston from the A47.
2. The Highways department to obtain a contribution from the developer to design and implement a scheme of traffic management to achieve one-way working westbound for lorries on Herne Lane and eastbound on Dairy Drift.
3. The proposed landscape proposals to be more significant and for the existing gap in the hedge on dairy drift to be closed by a hedge to the rear of the existing.
4. Hours of operation to be reduced specifically to prevent overnight working and daytime working over the weekend and on bank holidays.

COUNCIL'S PLANNING POLICY OFFICER - No objection subject to imposition of condition limiting the use of the building for agricultural storage in connection with the existing holding.

HIGHWAYS AUTHORITY - Request for additional information in relation to vehicular movements and HGV routes.

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

COUNCIL'S CONTAMINATED LAND OFFICER - No objection subject to precautionary condition.

HEALTH AND SAFETY EXECUTIVE - No objection.

ENVIRONMENT AGENCY - No objection subject to condition relating to surface water drainage.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection.

REPRESENTATIONS

None received.

ASSESSMENT NOTES

- * This application is referred to Development Control Committee as it is a major application.
- * The principle of a new agricultural building for the storage of farm produce in this location is considered acceptable. Whilst the site lies outside the Settlement Boundary, it is considered that there is sufficient justification for the siting as required by Policy ECO.5, given that it would be close to both the existing enterprise and the land from which the produce is farmed. Furthermore, PPS7 encourages Local Planning Authorities to support farming enterprises to expand.
- * Given that the building would be situated some distance from the road, close to buildings of similar proportions, scale and design, and partly screened by existing planting, it is not considered that the building would have a harmful impact on the surrounding landscape. The Council's Tree and Countryside Officer also supports the proposal subject to requesting additional landscaping details.
- * The building would be sited more than 200 metres from any residential dwellings and, as such, it is not considered that the amenities of existing dwellings would be adversely affected. No objection has been raised by the Council's Environmental Health Officer and no hours of operation restrictions requested.
- * With regards to highway safety, whilst the supporting statement indicates that there will only be a seasonal increase in vehicular movements resulting from the scheme, this conflicts with the number of additional staff to be employed. Furthermore, insufficient information has been provided in respect of the HGV movements to and from the site. Therefore, the Highway Authority has requested further clarification in respect of these matters. As such, Members will be updated verbally at the meeting on receipt of this information.
- * Therefore, subject to no highway objection being raised, the application is recommended for approval subject to the imposition of appropriate conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

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- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3860** Drainage condition
- 3104** External materials to be approved
- 3547** Lighting Pollution
- 3580** Agricultural condition
- 3946** Contaminated Land - Unexpected Contamination
- 3450** Landscaping condition
- 3740** Any highway conditions
- 3960** NOTE: E.A notes attached
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

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ITEM	4	RECOMMENDATION : REFUSAL
REF NO:	3PL/2009/0384/O	
LOCATION:	GRESSENHALL Land adjacent to Hall Farm Cottages Church Lane	APPN TYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Gorgate Ltd 6a Market Place Dereham	
AGENT:	Paul Took Planning 60 Neatherd Road Dereham	
PROPOSAL:	Single detached dwelling for farm managers	

KEY ISSUES

1. Justification for agricultural workers dwelling.
2. Visual impact.
3. Highway safety.

DESCRIPTION OF DEVELOPMENT

The application seeks outline planning permission to construct an agricultural workers dwelling on land adjacent to 1 Hall Farm Cottages, Church Lane, Gressenhall. Whilst an indicative plan has been submitted showing proposed siting and access, all matters have been reserved for future consideration.

SITE AND LOCATION

The site lies outside the designated Settlement Boundary for Gressenhall. The plot currently comprises of overgrown garden land and is situated within a small cluster of dwellings on the north side of Church Lane.

RELEVANT SITE HISTORY

Planning permission was refused for a new dwelling, with an agricultural restriction, to be built on the site, on 30th December 2008 (Ref: 3PL/2008/1532/O).

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POLICY CONSIDERATIONS

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

PPS7: Sustainable Development in Rural Areas

HOU.6: Residential development outside Settlement Boundaries

TRA.5: Highway safety

CONSULTATIONS

GRESSENHALL P C

NO REPLY AS AT 23RD JUNE 2009.

HIGHWAYS AUTHORITY - Minded to supported subject to conditions

COUNCIL'S CONTAMINATED LAND OFFICER - No objection subject to imposition of contaminated land condition.

COUNCIL'S PLANNING POLICY OFFICER - To be reported verbally at meeting

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - To be reported verbally at meeting

REPRESENTATIONS

None received to date.

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ASSESSMENT NOTES

- * The application is referred to Development Control Committee at the request of the Ward Representative.
- * This outline application seeks to establish the principle of constructing a farm manager's dwelling on garden land of a property within the applicant's ownership.
- * Outline planning permission was recently refused for an agricultural dwelling to be built on the same site on the grounds of a lack of functional need in accordance with the requirements of PPS7 (Ref: 3PL/2008/1532/O).
- * The current scheme differs in that the need for the dwelling is being justified not only on the basis of requiring an on-site presence to manage the blackcurrant crop, but also to manage the 700 acre holding as a whole.
- * Notwithstanding the additional information submitted, it is considered that the scheme still does not meet the requirements of Annex A of PPS7 given that the farm is mixed arable as opposed to livestock and therefore, it is difficult to argue that it is essential that a manager be present on-site on a 24 hour basis for the majority of the year.
- * Furthermore, as with the previous scheme, concern also relates to whether the option of finding other available accommodation in nearby settlements such as Gressenhall has been fully explored. In addition, two cottages adjacent to the plot are within the same ownership as the proposed plot and close to the holding. Whilst these are occupied by a farm worker and a life tenant, and are considered by the applicant to be unsuitable to house a farm manager, they could be made available to meet the need if this was essential for the management of the holding.
- * Further comments from a number of consultees are still awaited. Members will be updated verbally at the meeting.
- * The scheme is, therefore, recommended for refusal.

RECOMMENDATION

Refusal of Outline Planning Permission

REASON(S) FOR REFUSAL

- 9070** Financial & functional test
- 9063** Policy not met outside settlement
- 9064** Insufficient agricultural need
- 9066** No evidence that cannot be met in settlement

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ITEM	5	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0385/O	
LOCATION:	DEREHAM Crane Fruehauf Site South Green	APPN TYPE: Outline POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	City & West End Property Inves c/o agent	
AGENT:	Building Plans Ltd 10 Beech Avenue Taverham	
PROPOSAL:	Demolition of existing factory buildings, residential redevelopment with access roads & landscaping	

CONSULTATIONS

DEREHAM T C

Objection: Councillors would like this site to remain industrial or commercial. If the development were to go ahead then the Town Council would prefer lowest density possible and more open spaces, to blend in with the low density housing on the south side. All trees on the site must be retained. As the open spaces will eventually be handed over to the Town Council then they should be included in any S106 negotiations

RECOMMENDATION

Outline Planning Permission

CONDITIONS

3920 SEE REPORT ITEM

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ITEM	6	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0418/F	
LOCATION:	GREAT DUNHAM Great Dunham Hall	APPN TYPE: Full
APPLICANT:	Roger Warnes Transport Ltd Great Dunham Hall Great Dunham	POLICY: Out Settlemnt Bndry
AGENT:	JWM Design 23 Litcham Road Mileham	ALLOCATION: No Allocation
PROPOSAL:	Proposed grain storage building	CONS AREA: N
		TPO: N
		LB GRADE: Adjacent Grade 2

KEY ISSUES

1. Scale, design and appearance of development
2. Highway safety

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission to construct a new grain storage building on land adjacent to existing storage buildings. The building would comprise 11 bays creating an internal floor space of 1630 square metres. The proposed building is proposed to have an eaves height of 7.5 m and a ridge height of 9 m above floor level.

SITE AND LOCATION

The site is located outside the Settlement Boundary of the village of Great Dunham. The site is located to the north and west of existing storage buildings and is currently part of an adjacent field owned and farmed by the applicant.

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RELEVANT SITE HISTORY

3PL/1998/0603/F - Proposed grain store - Approved
3PL/1996/1296/F - 20 m pole mast and equipment cabin for telecommunication use - Approved
3PL/1995/0196/F - Proposed machinery store - Approved
3PL/1992/1289/LB - Conversion of redundant granary to offices - Approved
3PL/1992/1288/F - Conversion of redundant granary to offices - Approved
3PL/1986/1992/F - Farm building - grain store - Refused
3PL/1985/0028/F - Farm building - grain store - Refused

POLICY CONSIDERATIONS

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

PPS1: Sustainable Development
PPG13: Transport
PPS7: Sustainable development in rural areas
TRA5: Highway safety

CONSULTATIONS

GREAT DUNHAM P C

No objection

HIGHWAY AUTHORITY - No objections subject to conditions

COUNCIL'S HISTORIC BUILDINGS OFFICER - No objection

NORFOLK LANDSCAPE ARCHAEOLOGY - No comment

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No comments

REPRESENTATIONS

None

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ASSESSMENT NOTES

- * The proposal is referred to Development Control Committee as it is a major application.
- * The site is outside the Settlement Boundary of the village of Great Dunham.
- * The proposal is to construct a grain storage building to service the applicant's transport business.
- * The proposed building would be located adjacent to two existing storage buildings.
- * The building would be constructed using dark brown powder coated profiled steel cladding with concrete grain walling painted dark brown with powder coated profiled steel sheeting for the roof.
- * The main issues which require consideration are whether there is justification for the new development, whether the design and layout is acceptable and highway safety issues
- * The design and appearance of the building is similar to the existing buildings on the site. However, the applicant states that the existing buildings on site have limited capabilities for tipping and therefore the proposed building would have increased height.
- * The floor level of the proposed building would be set lower than the floor levels of adjacent buildings with the pitch of the roof also being lower than the adjacent buildings in order to minimise this height difference. Access to the proposed building would be via a pair of sliding doors in the north gable where a concrete access and turning apron is proposed.
- * The applicant states that traffic will not increase to the site since the building will make better use of existing traffic movements whereby vehicles currently returning and leaving the site empty will now travel with full loads when required.
- * National and Local Plan policies are supportive of development needed in association with existing economic development in rural areas.
- * In relation to visual impact, the building would be sited adjacent to existing buildings and would be seen against a backdrop of similar buildings. There is established planting to the south of where the proposed building would be sited.
- * The Highway Authority has raised no objection in relation to issues of highway safety however, it is recommended that the proposed grain store is restricted to activities ancillary to the existing haulage/agricultural activities.
- * It is considered that the application is acceptable in planning policy terms.
- * Approval is recommended, subject to conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Ancillary to existing haulage/agricultural activities
- 3920** External facing materials to match
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

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ITEM	7	RECOMMENDATION : REFUSAL
REF NO:	3PL/2009/0443/F	
LOCATION:	GARVESTONE The Round House Hingham Road Reymerston	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr A Worby The Round House Hingham Road	
AGENT:	Sketcher Partnership Ltd First House Quebec Street	
PROPOSAL:	Proposed new bungalow	

KEY ISSUES

1. Principle of dwelling outside Settlement Boundary
2. Design
3. Highway safety

DESCRIPTION OF DEVELOPMENT

This application seeks full planning permission to construct a detached bungalow on land at The Round House, Hingham Road, Garvestone. The bungalow comprises three bedrooms and associated living accommodation and would be served off the existing access.

SITE AND LOCATION

The site lies outside the Settlement Boundary for Garvestone, in an area identified as countryside. The site currently comprises of the applicant's existing dwelling, known as The Round House, and Roundacres Cattery.

RELEVANT SITE HISTORY

Planning permission was refused for a new bungalow on the site on 7th January 2009 (Ref: 3PL/2009/1600/F).

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POLICY CONSIDERATIONS

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

PPS3: Housing

PPS7: Sustainable Development in Rural Areas

HOU6: New Dwellings in the Countryside

TRA5: Highway safety

CONSULTATIONS

GARVESTONE P C

No objection to this application with the following strict conditions:

Section 106 agreement be attached to the site, ensuring that, if sold, the house and the cattery be sold as one lot.

Bearing in mind the poor visibility coming out of North Green onto the Hingham Road, especially from the left, it is suggested that a small piece of land be given to Norfolk County Council to improve visibility on that corner.

HIGHWAY AUTHORITY - No objection subject to the imposition of conditions relating to access, visibility and onsite parking and turning arrangements.

COUNCIL'S PLANNING POLICY OFFICER - Objection on the grounds of being contrary to Policies PPS3, PPS7 and HOU6.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection.

REPRESENTATIONS

Letters of support have been received highlighting that the proposed dwelling would allow the cattery to remain trading; a business which is well run and well established.

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ASSESSMENT NOTES

- * The application is referred to Development Control Committee at the request of the Ward Representative.
- * The application seeks full planning permission to construct a bungalow on land at Roundacres Cattery. The applicant currently lives in The Round House to the south of the cattery buildings, but due to mobility problems can no longer access the first floor accommodation.
- * Whilst a medical letter outlining the applicant's health issues has been submitted in support of the application, it is not considered that the personal circumstances of the applicant should outweigh the strong policy objection in respect of creating a new dwelling in the countryside.
- * The Council's Planning Policy Officer has stated that the scheme conflicts with both Local and National Planning policy on the grounds of a lack of essential functional need for a new dwelling on the site in this case.
- * Furthermore, the supporting statement highlights the availability of land at the site and therefore, it is considered that a more acceptable solution could be achieved through the re-organisation, and possible extension of, the existing dwelling to meet the needs of the applicant.
- * The application is, therefore, recommended for refusal on the grounds of Policies HOU6, PPS3 and PPS7.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

- 9900** Justification
- 9042** Adopted D.W.L.P.(September 1999) HOU.6 - Outside villages
- 9900** Development outside Settlement Boundary
- 9900** Insufficient evidence of need

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ITEM	8	RECOMMENDATION : REFUSAL
REF NO:	3PL/2009/0445/F	
LOCATION:	STOW BEDON/BRECKLES The Laurels Mere Road	APPN TYPE: Full POLICY: In Settlement Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Rowling Building Services Ltd The Laurels Mere Road	
AGENT:	Adrian Morley Architectural De Kingsfold Watton Road	
PROPOSAL:	Erection of detached 1 1/2 storey dwelling & detached garage together with detached garage for existing dwelling	

KEY ISSUES

1. Form and character
2. Size of dwelling

DESCRIPTION OF DEVELOPMENT

The proposal seeks full planning permission for the erection of a 1 1/2 storey dwelling & detached garage within the curtilage of an existing dwelling and the erection of a new detached garage for the existing dwelling. The proposal involves the demolition of an existing garage which currently abuts the gable of the existing dwelling.

Both proposed garages are sited forward of the dwellings within the front garden.

SITE AND LOCATION

The site is located within the Settlement Boundary of Stow Bedon to the south of Mere Road. The site forms part of the curtilage of a large red brick, 70's style, property located between two traditional properties.

RELEVANT SITE HISTORY

Outline planning permission for the erection of a dwelling and detached garage was granted in March 2007. Only means of access formed part of the permission.

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POLICY CONSIDERATIONS

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

PPS1: Sustainable development

PPS3: Housing

HOU4: Housing in villages

Core Strategy DC1: Amenity

CONSULTATIONS

STOW BEDON & BRECKLES P C

No objection.

Comments - The Parish Council regard this infill as a very large house for the plot being considered. This is not in keeping with the character and scale of the village as most buildings in Stow Bedon are on a large plot and a reasonable distance between neighbours.

HIGHWAY AUTHORITY - No objection

REPRESENTATIONS

Letters of objection have been received raising concerns regarding the size of the dwelling in relation to the plot size, drainage, close proximity to neighbours, overlooking and loss of privacy.

ASSESSMENT NOTES

- * The application is referred to the Development Control Committee at the request of the Ward Representative.
- * The principle of a dwelling on the site has been established by the grant of outline permission, however, only the means of access formed part of the permission. The layout of the site and the indicative plans submitted with the application did not form part of the application and were reserved matters.
- * The size of the building plot is the same as the outline permission.
- * The overall external appearance and character of the proposed dwelling has been designed to reflect the traditional properties in the village. The main issue in this instance is the positioning of the garages and the overall size of the proposed dwelling in relation to the size of the plot.
- * The pattern of development along Mere Road is characterised by generous spacing between dwellings with garages to the side or the rear of properties.
- * The placing of the garages forward of the dwelling is characteristic of tighter urban style layout. It is not characteristic of this rural setting and results in a rather cramped appearance and awkward relationship with the dwellings to the rear which would be out of keeping with the open spacious pattern of development.
- * It is considered that the overall size of the property is too large for the size of the plot, given the context of the area, and should be reduced in width to provide a spacious gap between the dwellings and allow the garage for the proposed dwelling to be positioned in the rear garden.
- * Policy HOU4 requires development to enhance the form and character of the village. National policy set out in PPS 3 seeks good design for new dwellings which integrate well with and complement the neighbouring buildings and the local area more generally in terms of scale, density, layout and access. Design which is inappropriate in its context should not be accepted.
- * The proposal, as submitted, is contrary to Policy HOU4 and PPS3.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

- 9012** Adopted D.W.L.P. - (September 1999) Policy HOU.4
- 9014** Failure to enhance form, character and setting
- 9900** Detrimental to the rural spacious setting

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-07-2009

ITEM	9	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0499/F	
LOCATION:	HARLING Site at Lopham Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr D Taylor Prince of Wales Lodge Stow Bedon	
AGENT:	Scott Brown Partnership The Old Smithy Stow Bedon	
PROPOSAL:	Variation of condition 21 on PI.Per 3PL/2008/0579/F to specify code level 3 instead of 4 (Sustainable Homes)	

KEY ISSUES

Sustainable construction

DESCRIPTION OF DEVELOPMENT

This application seeks to vary a planning condition to require a housing development to be constructed to meet Code for Sustainable Homes Level 3 rather than Level 4.

SITE AND LOCATION

The application site is located on the south-eastern fringe of the village of Harling. The site was formerly used for commercial purposes and includes 2 vacant buildings. The land is irregular in shape and extends to 0.55 hectare. The site is adjoined on one side by residential development and on the other by a small industrial estate. The site is located outside the Settlement Boundary for Harling as defined in the Local Plan.

RELEVANT SITE HISTORY

Planning permission for a development of 10 dwellings was granted in January 2009.

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POLICY CONSIDERATIONS

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

PPS1: Delivering Sustainable Development
PPS3: Housing

East of England Plan Policy ENG.1: Renewable Energy

CONSULTATIONS

HARLING P C

NO REPLY AS AT 26TH JUNE, 2009

REPRESENTATIONS

None

ASSESSMENT NOTES

* Planning permission was granted in January 2009 for a development of 10 dwellings on land at Lopham Road, Harling. It was originally proposed to construct the dwellings to meet Code for Sustainable Homes Level 3. The applicant subsequently agreed to build the development to Code Level 4 following a request to do so made by Development Control Committee.

* Following further detailed consideration of the design implications of building to Code Level 4, the applicant has requested that the requirement of the planning permission revert back to Code Level 3. In support of the application it is suggested that it would not be possible to 'bolt on' features to the existing building designs in order to achieve the higher Code Level rating. Instead, a complete re-design of the development would be needed to achieve the higher energy performance and CO2 reductions required to achieve Code Level 4. This would be likely to involve changes to building footprints, internal layouts and external materials.

* Current planning policies require developments of this sort to provide for 10% of their energy requirements to be met from on-site renewable or low carbon sources. In terms of energy use, Code Level 3 represents a 25% energy efficient improvement compared to current Building Regulations. In addition, Code Level 3 requires reduction in water use and the inclusion of other sustainable construction measures. Accordingly, building to Code Level 3 exceeds current planning policy requirements. On this basis, it is recommended that the condition be varied as requested.

RECOMMENDATION

Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-07-2009

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Code for Sustainable Homes - at least Level 3
- 3994** NOTE: Variation Planning Condition 21 only 3PL/2008/0579/F
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans