

Item No.	Applicant	Parish	Reference No.
1	Mr D Batch	ROCKLANDS	3PL/2009/0341/F
2	S & A Jones Developments Ltd	WATTON	3PL/2009/0350/F
3	Mr A McBride	SWANTON MORLEY	3PL/2009/0446/F
4	Gladedale Homes Ltd	DEREHAM	3PL/2009/0456/D
5	Next Generation Limited	BRADENHAM	3PL/2009/0459/F
6	Dr R Dryden	SWANTON MORLEY	3PL/2009/0602/F

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ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0341/F	
LOCATION:	ROCKLANDS Land to rear of Holly Cottage Chapel Street	APPN TYPE: Full POLICY: In Settlement Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr D Batch Holly Cottage Chapel Street	
AGENT:	Peter Codling Architects Ltd 7 The Old Church St Matthews Road	
PROPOSAL:	Erection of two dwellings & garages, conversion of extg office to residential, demo. of extg garage & erect new	

KEY ISSUES

1. Scale of development
2. Amenity
3. Highway safety
4. Design, layout and appearance.

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the erection of two dwellings and garages, conversion of existing office to residential, demolition of existing garage and erection of new garage. The site would be accessed off St Peters Close through Plot 4. The access off St Peters Close will involve the demolition of the existing double garage which currently serves No. 4. Two spaces are provided, including one garage space within the application site for use by residents of No.4.

SITE AND LOCATION

The application site comprises garden land currently associated with Holly Cottage. The site lies partly within and partly outside the Settlement Boundary of the village of Rockland St Peter.

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RELEVANT SITE HISTORY

3PL/2007/1628/CU - Change of use of garden room to office (retrospective) - Temporary Approval - expired December 2008
3PL/2006/0805/F - Extension to rear to form new family room, kitchen, bedroom and shower, reposition of stair - Approved
3PL/2004/0068/F - Erection of new carport and woodstore - Approved
3PL/2003/1178/F - Erection of carport and garden room following demolition of existing building - Approved
3PL/1994/0807/F - Conservatory extension - Approved

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

HOU4: Development within Settlement Boundaries of villages

TRA5: Highway safety

CONSULTATIONS

ROCKLANDS P C

Objection on the following grounds:

1. Backland development out of keeping with form and character of village
2. St Peters Close will be adversely affected by the proposal.
3. Insufficient parking within development will lead to car parking on St Peters Close, which will cause problems for existing residents and emergency vehicles, which will be exacerbated during construction phase
4. Conversion of office block will adversely affect residents of Foundry Cottage by virtue of insufficient soundproofing and overlooking from east facing bedroom window which will overlook upstairs window
5. Owner of 6 St Peters Close claims ownership of hedge on west side with rights of access to eastern side for maintenance, garages 3 and 4 will prevent this
6. No information about garages included in the plans

HIGHWAY AUTHORITY - No objection as not adopted public highway. However, concerns raised with regard to parking arrangements for Plot 2 and conversion 1 which are situated in such a manner that vehicles will find it difficult to turn, if not unable to turn and are likely to have to reverse along the private drive.

Amended plans have been received which satisfactorily address these concerns.

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

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - No objections subject to condition

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COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection, applicant to ensure that adequate provision is made for drainage

NORFOLK CONSTABULARY - No objections - comments copied directly to applicant

HEALTH AND SAFETY EXECUTIVE - No objection

NATIONAL GRID - No comment received at time of drafting report

REPRESENTATIONS

Numerous letters have been received raising the following issues:

- Backland development of peaceful garden
- Overlooking
- Additional traffic
- Density disproportionate
- Inadequate parking provision
- Difficulties for refuse collection/emergency vehicles
- Previous retrospective application for use of garden room for office use
- Noise/disturbance/lights from use of new access
- Road too narrow and close to front window of 4 St Peters Close
- How will foul waste be disposed of?
- Consideration of further building e.g. sheds, kitchen extensions and conservatories
- Conversion of office is effectively single storey with loft conversion
- Noise from use of garden shed and childrens play area at Boundary Cottage will affect residents of proposed conversion
- Proximity of access road to rear boundary
- Covenant requires "not to use any garage erected on the property or permit the same to be used for any other purpose than a private garage". The development proposes to replace the garage at 4 St Peters Close with a road
- Existing residents share the costs of the upkeep of St Peters Close. A new agreement should be formulated before planning permission is granted
- Increased parking within St Peters Close would lead to parking within turning points and restricted access to existing residents and lead to disputes and arguments
- As St Peters Close is not adopted it would be difficult to enforce the no parking/turning areas

ASSESSMENT NOTES

* The proposal is referred to Development Control Committee at the request of the Ward Representative.

* The site is partly within the Settlement Boundary of the village of Rockland St Peter and partly outside.

* The site currently comprises the garden area of Holly Cottage; the part outside the Settlement Boundary is within the applicant's ownership and comprises an orchard of fruit trees. Approximately half of this area is proposed to remain as orchard.

* The proposal is to demolish an existing garage currently serving 4 St Peters Close and to provide 3 new dwellings; two new build dwellings and one dwelling being created through the conversion of an existing building.

* The building to be converted was originally constructed as a garden room. In 2007 it was granted retrospective temporary planning permission for use as an office.

* This consent expired in December 2008 and therefore the building has reverted to its former ancillary residential use.

* The two new dwellings would be built on land within the Settlement Boundary, with the proposed gardens being outside.

Given that the character and appearance of the area outside the Settlement Boundary would largely remain as existing, it is considered that, in principle, the development is acceptable.

* With regard to design, appearance and materials the converted garden room would have minimal new openings, would be predominantly single storey with rooms in the roof and be clad in a dark stained boarded finish, with adequate parking and amenity space being provided.

* The two new dwellings are proposed to be of two storey construction, cottage style with fairly steep pitched roofs and constructed with painted render and red facing brick walls with red and black clay glazed pantiles.

* With regard to the potential for overlooking, with respect to the conversion there are no windows proposed on the north elevation facing towards Boundary Cottage. The original plans proposed one window on the eastern elevation serving a bedroom. Following concerns raised by neighbours, the plans have been amended omitting this window.

* The dwelling annotated 'new dwelling 2' would have no first floor windows facing towards the conversion and would have one window at first floor level facing towards Chapel View and Dove Cottage which would serve a bathroom only and be obscure glazed.

* The dwelling annotated 'new dwelling 3' would have one window at first floor level facing towards the garden area of 6 St Peters Close which would serve a bathroom and be obscured glazed.

* There is substantial and mature planting along the boundary with 6 St Peters Close. An Arboricultural Implications Assessment has been submitted with the application and the Council's Tree and Countryside Officer raises no objections to the proposed development subject to a condition that the development is carried out in accordance with the recommendations of the assessment.

* With regard to highways issues, adopted parking standards for Norfolk require each dwelling to be provided with two spaces. In this respect the development will require a total of 6 spaces with a further 2 spaces for No.4 St Peters Close - a total of 8 spaces. The applicants state the new access stub serving the new dwellings gives the opportunity of a further turning head for refuse vehicles and emergency vehicles. Amended plans have been received and 8 spaces are provided together with improvements to turning areas, which the Highway Authority has confirmed satisfies the initial concerns raised. The parking and turning areas, as revised, enable access to St Peters Close in forward gear.

* With regard to impact on residential amenity, it is not considered that additional traffic generated by this development would increase to the extent that it would warrant a refusal on this ground.

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Permitted development rights may be removed as a condition of consent for sheds, extensions and roof alterations in order that the Local Planning Authority may retain control of future development on the site.

- * The disposal of foul waste would be the subject of a condition of any permission granted.
- * Should planning permission be granted, noise emanating from neighbouring residential property would be subject to Environmental Health noise nuisance controls as exists currently.
- * Any breach of private covenant(s) is a private civil matter and therefore not a material planning consideration which would prevent the grant of planning permission. Similarly, with regard to the upkeep of the road, this is a civil matter and a matter which would need to be resolved between the existing residents and the developer should planning permission be granted.
- * Approval is recommended, subject to the following conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3946** Contaminated Land - Unexpected Contamination
- 3920** Development carried out in accordance with Aboricultural Rep
- 3302** No P.D. for extensions, roof alterations, porches
- 3304** No P.D. rights for extensions, sheds, etc
- 3920** Details of foul water drainage
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

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ITEM	2	REPORT TO COMMITTEE
REF NO:	3PL/2009/0350/F	
LOCATION:	WATTON 119 Norwich Road	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	S & A Jones Developments Ltd c/o agent	
AGENT:	David Futter Associates Ltd Arkitech House 35 Whiffler Road	
PROPOSAL:	Demolition of extg bungalow & redevelopment of site with residential development & ancillary works	

CONSULTATIONS

RECOMMENDATION No recommendation made

3920 SEE REPORT ITEM

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ITEM	3	RECOMMENDATION : REFUSAL
REF NO:	3PL/2009/0446/F	
LOCATION:	SWANTON MORLEY Park Farm	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr A McBride Park Farm Swanton Morley	
AGENT:	Mr A McBride Park Farm Swanton Morley	
PROPOSAL:	Temporary standing of caravan	

KEY ISSUES

1. Principle of development
2. Evidence of need

DESCRIPTION OF DEVELOPMENT

Full planning permission is sought to permit the permanent siting of a caravan for residential occupation for 11 months of the year
The application site was granted change of use of caravan site (certified location) to camping site for touring caravans and tents including wc block

SITE AND LOCATION

The site is located outside the Settlement Boundary of the village of Swanton Morley on land which was granted change of use from a caravan site to camping site for touring caravans and tents including wc block in 2005. Access is off Woodgate Road.

RELEVANT SITE HISTORY

See above.
3PL/2009/0096 - Standing of caravan for permanent use - Refused

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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

PPS7: Sustainable Development in Rural Areas

HOU.6: Residential development outside Settlement Boundaries

TRA.5: Highway safety

CONSULTATIONS

SWANTON MORLEY PC

No Objection

REPRESENTATIONS

None

ASSESSMENT NOTES

- * The application is referred to Development Control Committee at the request of the Ward Representative.
- * The site is outside the Settlement Boundary of Swanton Morley and is currently in use for short term caravan and camping use.
- * The application, therefore, falls principally to be considered against National Planning Policy PPS7:Sustainable Development in Rural Areas and Saved Policy HOU6 of the Breckland District Local Plan 1999.
- * The applicant has previously submitted an application for occupation of a residential caravan for permanent all year round occupation which was refused. A statement by the applicant was provided at this time, the main points of which are summarised below:
 - He has lived on the land for the last nine years, has run a successful window cleaning business from this address and has a stable and loyal client base with some 100 clients on his books.
 - He proposes to continue living on the land to carry on this business and the seasonal work he does for the owner, Mr Carrick, on his properties in Swanton Morley.
 - He has previously lived on the roadside and has experienced many enforcements around Norfolk.
 - If he cannot continue living on the site he will be forced to live again on the roadside.
 - Whilst the plot is in a rural location he does not feel that permitting one permanent caravan would be detrimental to the visual appearance of the countryside and rural character of the area as the existing planning allows for caravans and camping.
- * The current proposal seeks permission to continue occupation of the caravan for 11 months of the year which would result in the residential occupation of a caravan for that period.
- * National and Local Plan policies make it clear that proposals for residential occupation of caravans outside Settlement Boundaries should be treated as for new dwellings, in that permission should only be granted in exceptional circumstances where there is a proven, essential, functional need which would satisfy the specific criteria set out in Annex A of PPS7.
- * In this instance, the applicant states the dwelling is required in association with a window cleaning business.
- * The application, therefore, fails to satisfy the criteria set out in PPS7 and Policy HOU6 and it is considered that, if permitted, the proposal would be contrary to National and Local Plan policies.
- * Refusal is, therefore, recommended with authorisation for enforcement action.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

- 9062** Adopted D.W.L.P. (Sept 1999) Policy HOU.6 - Outside villages
- 9063** Policy not met outside settlement
- 9900** Insufficient evidence of need
- 9900** Isolated site

ITEM	4	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0456/D	
LOCATION:	DEREHAM Land off South Green Toftwood	APPN TYPE: Reserved Matters POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Gladedale Homes Ltd c/o agent	
AGENT:	Pelorus Planning & Property Lt 1 Collins Way Rash's Green	
PROPOSAL:	Residential development	

KEY ISSUES

1. Impact on local character
2. Residential amenity
3. Highway safety
4. Impact on trees

DESCRIPTION OF DEVELOPMENT

Outline planning permission establishing the principle of the redevelopment of the site was granted in October 2006 with a condition that the permission relates to the erection of not more than 16 dwellings. The principles indicated as part of the outline submission are reflected in this Reserved Matters application showing two units fronting Shipdham Road, with one unit each side of a central access drive and a terrace of cottages facing east with a further two dwellings at the end of the terrace, facing back down the drive. The houses surround a courtyard which provides parking for residents.

SITE AND LOCATION

The site comprises a parcel of vacant land extending to approximately 0.4 hectare. The site was formerly occupied by a detached house which has been demolished. The site is adjoined by existing housing development and is located within a predominantly residential area.

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RELEVANT SITE HISTORY

3PL/2007/1740/D - Erection of 16 No. flats and 4 No. semi detached houses - Withdrawn
3PL/2007/0714/D - Erection of 12 No. flats and 4 No. semi-detached houses - Refused
3PL/2006/1106/O - Residential development - Approved
3PL/2006/0672/O - Residential development - Withdrawn

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

HOU2: Residential development within Settlement Boundaries of towns

TRA5: Highway safety

CONSULTATIONS

DEREHAM T C

Councillors objected, they raised concerns about the lack of visibility at the proposed access onto Shipdham Road. Councillors considered this to be an inappropriate design for a gateway development into Dereham.

HIGHWAY AUTHORITY - No objection in respect of proposed layout, however, the submitted details do not allow for discharge of the conditions attached to the outline planning permission granted

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - Requests the submission of a full arboricultural implications assessment and detailed landscaping scheme.

An arboricultural implications assessment and landscaping scheme has been submitted and further comments are awaited.

COUNCIL'S CONTAMINATED LAND OFFICER - Recommend conditions.

REPRESENTATIONS

One email received raising the following issues:

- Development of poor quality for gateway to Toftwood
- Permission previously refused - this scheme is not an improvement
- Original house was pulled down, which was a mistake
- Considers one or two high class executive houses to be more appropriate
- Child sensitive area where could be as many as 30 or more vehicles exiting onto an extremely busy and dangerous area - no traffic survey submitted

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 town of Dereham where, in principle, development is acceptable.
- * The proposal is to provide 16 dwellings comprising a mix of 2 and 3 bedroom cottages and 2 bedroom apartments.
- * The design of the proposed development aims to reflect a typical "cottage vernacular" courtyard development with the dwellings facing South Green having a more structured period style with a higher eaves line, sash windows with traditional brick arches and stone sub-cills. The cottages have a lower roof line and use casement windows.
- * Parking is predominantly within the courtyard with some provided in garages. The courtyard is screened from the road, leaving the site frontage clear of vehicles. A bin store is provided within the layout, located next to a carriageway turning-head, capable of accepting service vehicles.
- * A previous application submitted under reference 3PL/2007/0714/D was refused on the grounds that the design of the proposed development fell short of the standard required in this location, in particular the design of the two apartment blocks proposed on the Shipdham Road frontage which was considered to fail to create a distinctive visual identity.
3PL/2007/1740/D was withdrawn as the application was not in accordance with the principles established at the outline stage and following officers' concerns including those related to the design proposed.
- * The layout of the development currently proposed accords with the indicative details provided with the outline application. Two larger apartment buildings are sited on the main road frontage, with a smaller scale mews type development of houses/flats to the rear. There is substantial existing planting screening the development from the detached dwelling to the west of the site. There is similarly significant planting between the site and the A47 Dereham bypass to the east forming an effective acoustic barrier. To the rear of the site and beyond the site boundary are mature trees. The scheme proposes to retain the majority of smaller feature trees to the South Green frontage. The evergreen hedge close to the footpath is likely to be removed to provide adequate visibility from the site access but the applicant states efforts will be made to retain it where possible. Hard and soft landscaping features include screen walls, railings and new tree planting.
- * Amended plans have been received amending the originally submitted roof profile of dwelling Type A fronting South Green, raising the roof profile of roof B to match Type A and the addition of chimneys.
- * In conclusion, it is considered that the development, as proposed, would make a positive contribution to the character of the area and is, therefore, in accordance with National Planning Policy in relation to housing and saved Policy HOU.s of the Breckland Local Plan 1999.

RECOMMENDATION

Approval of Reserved Matters

CONDITIONS

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- 3012** Approval of Reserved Matters condition
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3414** Fencing protection for existing trees
- 3549** Prevention of noise
- 3750** Details of layout, drainage etc.
- 3750** Work in accordance with NCC spec
- 3750** Road & footway to binder course
- 3750** Off site surface water drainage system
- 3750** 2m footway across frontage
- 3802** Precise details of surface water disposal
- 3920** Details of woodland management
- 3944** Contaminated Land - Desk Study/Site Investigation
- 3946** Contaminated Land - Unexpected Contamination
- 3923** Contaminated Land - Informative (Extensions)
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

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ITEM	5	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0459/F	
LOCATION:	BRADENHAM Land at Wood Farm Church Lane	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Next Generation Limited Axiom House Station Road	
AGENT:	Ecotricity Axiom House Station Road	
PROPOSAL:	Installation of a 70m meteorological monitoring mast for a temporary period of two years	

KEY ISSUES

1. Visual impact of the proposal upon the rural locality
2. Impact upon amenities of local residents

DESCRIPTION OF DEVELOPMENT

The application seeks temporary planning permission for the erection of a meteorological monitoring mast for a period of a two years. It is 70m in height and situated at Wood Farm, Bradenham.

SITE AND LOCATION

The application site forms part of the countryside and is located outside the defined Settlement Boundaries for Bradenham and Shipdham.

RELEVANT SITE HISTORY

No relevant site history

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

PPS7: Sustainable Development in Rural Areas

PPS22: Renewable Energy

DC15: Renewable Energy

CONSULTATIONS

BRADENHAM P C

The Parish object to this application.

We feel this is a back door approach to full planning permission.

We are against the Turbines being situated in that area.

Ecotricity have already put up a 50m mast once before and this was done originally without planning permission. We feel they should have gathered all their information at that time.

SHIPDHAM P C

Following a proposal to accept the planning application a vote was taken and the proposal was rejected 5 votes to 2 The Council therefore wishes to register it's objection to the planning application

REPRESENTATIONS

A number of objections have been received. A summary of these is as follows:

- There have been numerous applications refused and appeal dismissals in the locality for wind energy related developments already
- This is a waste of council resources,
- Detrimental to local residents,
- Turbine development will harm wildlife,
- Unacceptable traffic related problems,
- Detrimental to listed buildings in Shipdham,
- Adverse effect on property prices and local tourism,
- This development is a precursor to an application for wind turbines
- Detrimental to aircraft safety.

ASSESSMENT NOTES

* The application is referred to the Development Control Committee at the request of the Ward Representative.

* Objectors have raised concern that this application is a precursor to a further application for wind turbines, the merits of which have been previously refused at application stage and dismissed at planning appeal. It is acknowledged in para 32 of PPS22 that anemometer masts help to ascertain whether a particular site will harness wind power satisfactorily and, as such, it is considered that the mast, as submitted, would help to confirm the suitability of this site for wind energy related development. It is not appropriate to refuse the application on the grounds of the planning related history of wind energy related developments in the locality; the Local Planning Authority is required to determine each application on its merits.

* In terms of the visual impact of the structure, it is considered that, whilst 70m in height, the mast is slender in appearance which, coupled with its temporary nature, would not significantly compromise the visual quality of this rural locality.

* In terms of impact of the proposal on the amenities of local residents, the slender nature of the mast coupled with its temporary nature and the fact that it does not produce any significant noise or any form of significant pollution means that it is not considered to significantly harm the amenities of local residents.

* In conclusion, it is considered that the application is acceptable in policy terms and, therefore, is recommended for temporary approval.

RECOMMENDATION

Planning Permission

CONDITIONS

3046 In accordance with submitted plans

3032 Temporary use - 2 year

3998 NOTE: Reasons for Approval

4000 Variation of approved plans

ITEM	6	RECOMMENDATION : REFUSAL
REF NO:	3PL/2009/0602/F	
LOCATION:	SWANTON MORLEY Burgh Common Worthing Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Dr R Dryden Environment Agency Icen House	
AGENT:	Dr R Dryden Environment Agency Icen House	
PROPOSAL:	Construction of angling platforms & connected recycled boardwalk & 3 stand alone platforms	

KEY ISSUES

1. Principle of scheme
2. Impact on highway safety

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission to construct three angling platforms constructed in recycled plastic, connected by a boardwalk, along with three stand alone platforms to allow easier access for people using this stretch of the River Wensum.

SITE AND LOCATION

The site lies in a rural location on the edge of the village of Swanton Morley.

RELEVANT SITE HISTORY

Planning permission for the construction of three angling platforms connected by a boardwalk and three stand alone platforms allowing access to this stretch of the River Wensum was refused on 26th January 2009 (Ref: 3PL/2008/1309/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

PPS25: Development and Flood Risk

TRA.5: Highway safety

CONSULTATIONS

SWANTON MORLEY PC

NO COMMENTS AS OF 14 JULY 2009

HIGHWAYS AUTHORITY - Awaiting comments

COUNCIL'S CONTAMINATED LAND OFFICER - Awaiting comments

NORFOLK WILDLIFE TRUST - Awaiting comments

NORFOLK LANDSCAPE ARCHAEOLOGY - Awaiting comments

NATURAL ENGLAND - Awaiting comments

ENVIRONMENT AGENCY - Awaiting comments

COUNCIL'S TREE & COUNTRYSIDE OFFICER - Awaiting comments

EAST HARLING INTERNAL DRAINAGE BOARD - Awaiting comments

REPRESENTATIONS

A letter of support has been received from a representative of the Wensum Fisheries Action Plan group. It expresses the view the proposal would contribute to plans for the restoration of the River Wensum and not have a significant effect on traffic.

ASSESSMENT NOTES

- * The application is referred to Development Control Committee at the request of the Ward Representative.
- * The application for full planning permission seeks to formalise the fishing arrangements at the site through the provision of six fishing platforms and a boardwalk for the disabled.
- * Planning permission for the proposed works was recently refused under delegated powers (ref: 3PL/2008/1309/F) on the grounds of its impact on highway safety. This scheme is a resubmission of the previous application. Officers from both the Highway Authority and the Planning section met the applicants and Parish Council on site following the last refusal. The highway concerns were clearly explained and suggestions made in order to overcome them. These have, unfortunately, not been addressed in this re-submission.
- * Whilst the principle of the scheme remains acceptable in general planning terms, this re-submission still raises the same concerns in terms of its impact on highway safety.
- * A strong objection was raised by the Highway Authority to the previous scheme on the grounds that the creation of the fishing platforms could encourage the intensification of the use of the site, resulting in increased vehicular parking within the informal passing bays and/or on the highway verge. Such an increase would cause detriment to the users of Worthing Road, a stretch of highway severely restricted in width.
- * As the submitted scheme remains as previously refused and on the basis of an objection being upheld by the Highways Authority, the application is again recommended for refusal

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

9455 Highway reason for refusal