

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 3rd AUGUST 2009

REPORT OF THE DEPUTY CHIEF EXECUTIVE

(Author: Chris Raine - Senior Development Control Officer)

HOCKHAM - LAND ADJACENT NORTH FARM, SHROPHAM ROAD

APPLICANT: MR TRAPPES-LOMAX

REFERENCE: 3PL/2008/0526/F

DEFERRED ITEM REPORT

1. This report relates to an outline application for the erection of four terraced two storey dwellings with associated garaging following the demolition of an existing traditional barn at North Farm, Shropham Road, Hockham.
2. It was resolved to defer this application by Development Control Committee on the 16th of February 2009 to gain more information on the construction of the barn scheduled for demolition and the protected species using the barn.
3. Firstly, since the deferral of this application, English Heritage have not been presented with any significant new information or material from any third parties which indicates that their previous conclusion that the barn was not of listenable quality was incorrect. For this reason it remains unreasonable in planning terms to insist upon the retention of the barn.
4. Secondly, in response to the request for further information on the protected species implications for the site, the agent provided additional written documentation in relation to this matter which has been assessed by both Natural England and the Council's Countryside Officer. Both have concluded that they have no objections and that the mitigation measures and timescales set out are acceptable.
5. **Recommendation**

It is considered that the proposal meets the requirements of the relevant planning policies and as such it is recommended that planning permission be granted subject to conditions.