

<b>Item No.</b>	<b>Applicant</b>	<b>Parish</b>	<b>Reference No.</b>
1	Norfolk NHS Primary Care Trust	THETFORD	3PL/2009/0977/F
2	Mr R Croft	CARBROOKE	3PL/2009/0990/D
3	Mrs J Mysko	NORTH TUDDENHAM	3PL/2009/1164/F

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 25-01-2010**

<b>ITEM</b>	<b>1</b>	<b>RECOMMENDATION : REFUSAL</b>
<b>REF NO:</b>	3PL/2009/0977/F	
<b>LOCATION:</b>	THETFORD Former Thetford Cottage Hospital Earls Street	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> Y <b>TPO:</b> Y <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Norfolk NHS Primary Care Trust Elliot House 130 Ber Street	
<b>AGENT:</b>	Chaplin Farrant Ltd 51 Yarmouth Road Norwich	
<b>PROPOSAL:</b>	Conversion of original hospital building into 4 flats demolition of remainder & res.dev. of remainder of site	

**CONSULTATIONS**

THETFORD T C

Committee's Observation

The Committee was supportive, noting that this scheme would retain the character of the original building whilst seeing the disappearance of existing 'unfortunate' extensions. The sole proviso was that the commemorative stone removed some time ago and placed in safe-keeping be re-instated.

There was a presumption that the materials indicated in the documentation would indeed be those used.

Council's Observation

The Council, whilst relieved that the original building was not now to be demolished, continued to regret that it would no longer be contributing to the 'provision of better health care' to the Thetford community. It remained unconvinced that the strategy adopted by the PCT was the right one for the people of the town

**RECOMMENDATION**

**Refusal of Planning Permission**

**REASON(S) FOR REFUSAL**

**3920** REPORT ITEM

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 25-01-2010**

<b>ITEM</b>	<b>2</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2009/0990/D	
<b>LOCATION:</b>	CARBROOKE Neighbourhood Centre Blenheim Grange (Former RAF Watton) Norwich Road	<b>APPN TYPE:</b> Reserved Matters <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> Y <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr R Croft HDD RAF Watton City Gate East	
<b>AGENT:</b>	Mr P Bradley Jefferson Sheard Architects 1 Scotgate Mews	
<b>PROPOSAL:</b>	Mixed use local centre, retail units with 30 no. parking sp. 6 - 3 bed & 2 - 2 bed houses, parking and landscaping	

**CONSULTATIONS**

CARBROOKE P C

Majority no objection. One objection with the following comments:

Looking at the plan of the shop units, it strikes me that this looks very like some of the large supermarket designs that we see in the area. I would be surprised if the three adjoining units were to be let to different retail ventures, in this present economic climate, making this a potentially good sized supermarket.

The building will dominate the area with its height and size. There will be problems with large articulated lorries delivering all day and possibly all night if the opening hours are extended to 24hr. The potential for this, as stated in the architectural design and access statement, is a "high quality of life with low crime". This is an overly optimistic view given the high incidence of vandalism and petty crime generated already from the estate, without supplying the miscreants a ready source of alcohol to fuel their imagination and seating areas and shelter to accommodate undesirable rowdy gatherings. I would also like to point out that from a commercial point of view we already have retail units across the road at the industrial park that are available for leasing out to potential commercial enterprises if required. There seems to be little take-up on these as they have been empty for some time now. There are more than enough shops/supermarkets in Watton to make this enterprise invalid, and a very good bus route both hourly and running on time to make the comment regarding car owners only benefiting from Watton shopping centre misleading. It is also worthwhile to note that unless the roundabout is sorted out and built that this would scupper the whole commercial venture, unless they would be paying for this to be completed?

I would be interested to know who the developers have approached regarding the leasing of commercial units and if any major supermarket chains have been approached because of the quite specific design of the building.

WATTON TOWN CLERK

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 25-01-2010**

NO REPLY AS AT 8TH JANUARY, 2010

**RECOMMENDATION** Approval of Reserved Matters

**CONDITIONS**

**3920** REPORT ITEM

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 25-01-2010**

<b>ITEM</b>	<b>3</b>	<b>RECOMMENDATION : REFUSAL</b>
<b>REF NO:</b>	3PL/2009/1164/F	
<b>LOCATION:</b>	NORTH TUDDENHAM Dale Tree Barns Low Road	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mrs J Mysko Dale Tree Barns Low Road	
<b>AGENT:</b>	JCPC Ltd The Barn Top Farm	
<b>PROPOSAL:</b>	Variation of condition 5 on pp 2005/1274/F to allow annexe to be occupied by applicant for temporary period	

**KEY ISSUES**

Justification for residential development in the countryside

**DESCRIPTION OF DEVELOPMENT**

The application seeks temporary planning permission to allow the annexe to be occupied as a separate unit of residential accommodation.

**SITE AND LOCATION**

The site, which lies outside the Settlement Boundary, consists of Dale Tree Barns, which is a residential barn conversion, with accompanying detached single storey annexe with associated grounds. To the south and north-west are neighbouring residential dwellings, to the east is open land (under the ownership of Dale Tree Barns) and to the south-west is the Low Road carriageway which provides access to the site.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 25-01-2010**

### **RELEVANT SITE HISTORY**

3PL/2009/0849/F - Removal of condition 5 of 3PL/2005/1274/F to allow annexe to be used as a separate dwelling - Refused.

3PL/2009/0073/F - Removal of condition 5 of 3PL/2005/1274/F to allow annex to be used as a separate dwelling - Refused.

3PL/2005/1274/F - Conversion and extension to existing garage to form annexe - Approved.

3PL/2004/1940/F - Erection of Summerhouse - Withdrawn.

3PL/1998/0100/F - First floor extension to match existing structure and detached garage - Approved.

3PL/1995/0244/F - Conversion of barns to dwelling - Approved.

3PL/1989/1166/O - Erection of 1 bungalow - Refused

3PL/1989/0079/F - Siting of mobile home - Refused.

3PL/1988/2011/O - Erection of a dwelling - Refused.

### **POLICY CONSIDERATIONS**

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

PPS1: Sustainable Development

PPS7: Sustainable Development in Rural Areas

DC1: Protection of Amenity

### **CONSULTATIONS**

NORTH TUDDENHAM PC

Objection

"As an annexe to Dale Tree Barns it should be identified as so, not as red line shown. The Property can be seen easily from the road. This would be the thin end of the wedge and be an injustice to the planning in Tuddenham."

"This is not a separate property but part of Dale Barn so red line should extend round the whole boundary. the enforcement order should stand. The garages were converted for childrens recreational purposes."

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 25-01-2010**

### **ASSESSMENT NOTES**

- \* The application is referred to the Development Control Committee as the applicant is an employee of the District Council.
- \* The application is for temporary permission to occupy the annex as a separate dwelling. This follows two earlier refusals (3PL/2009/0073/F and 3PL/2009/0849/F) on the grounds that there was no justification for a new dwelling in the countryside which occupies an unsustainable location away from local facilities and would set an unwanted precedent for other proposals of a similar nature.
- \* The previous applications included a planning statement to support the proposal which remains relevant. A further letter has been submitted indicating the applicant's role in providing physical and moral support to her sister who occupies the main dwelling on the site.
- \* Notwithstanding this supporting information, and the request being for temporary approval, these factors do not outweigh the fact that the site is located outside of any defined Settlement Boundary and fails to meet sustainability requirements which seek to locate development in areas with appropriate access to a suitable range of local services.
- \* For these reasons the application is recommended for refusal.

### **RECOMMENDATION**

**Refusal of Planning Permission**

### **REASON(S) FOR REFUSAL**

- 9900** PPS3 Housing paragraph 36
- 9900** PPS7 Housing in the countryside
- 9900** Need not demonstrated
- 9300** Setting a precedent
- 9310** Despite personal circumstances