

Planning Committee

Agenda

Date

Wednesday 5 February 2020

Members of the Planning Committee

Miss S Lawn
(Chairman)

Mr J M Ward
(Vice Chairman)

Mr A D Adams
Mr S C Beadle
Mr S M Clancy
Mr J F Fisher
Mr R R Foulger

Ms R M Grattan
Mrs C Karimi-Ghovanlou
Mr I N Moncur
Mr S Riley

Time

9.30am

Place

Council Chamber
Thorpe Lodge
1 Yarmouth Road
Thorpe St Andrew
Norwich

Substitutes

Conservative pool

Mr N J Brennan
Mr A D Crotch
Mr K S Kelly
Mr D King
Mr K G Leggett
Mrs T M Mancini-Boyle
Mr M L Murrell
Mr G K Nurden
Mrs S M Prutton
Ms C E Ryman-Tubb
Mr M D Snowling
Miss J L Thomas
Mrs K A Vincent
Mr S A Vincent
Mr S C Walker
Mr F Whymark

Liberal Democrat

Mr D J Britcher
Mr D G Harrison*
Mrs L A Starling
Mr D M Thomas

Contact

Sara Utting tel (01603) 430428

Broadland District
Council
Thorpe Lodge
1 Yarmouth Road
Thorpe St Andrew
Norwich NR7 0DU



*not met training requirement so ineligible to serve

If any Member wishes to clarify details relating to any matter on the agenda they are requested to contact the relevant Area Planning Manager, Assistant Director Planning or the Assistant Director Governance & Business Support (Monitoring Officer) prior to the meeting.

E-mail: sara.utting@broadland.gov.uk



@BDCEMServices

The Openness of Local Government Bodies Regulations 2014

Under the above Regulations, any person may take photographs, film and audio-record the proceedings and report on all public meetings. If you do not wish to be filmed / recorded, please notify an officer prior to the start of the meeting. The Council has a protocol, a copy of which will be displayed outside of each meeting room and is available on request.

**The Chairman will ask if anyone wishes to
film / record this meeting**

A G E N D A

Page No

- | | | |
|----------|------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 1 | To receive declarations of interest under Procedural Rule no 8 | |
| 2 | Apologies for absence | |
| 3 | <u>Minutes of meeting held on 8 January 2020</u> | 5 - 14 |
| 4 | Matters arising therefrom (if any) | |
| 5 | Applications for planning permission to be considered by the Committee in the following order: | |
| | <u>Schedule of Applications</u> | 15 |
| | Planning Applications | 16 - 54 |
| 6 | <u>Planning Appeals (for information)</u> | 55 |
| | To note details of planning appeal decisions received and planning appeals lodged during the period 21 December 2019 and 24 January 2020 | |

Please Note: In the event that the Committee has not completed its business by 1.00pm, at the discretion of the Chairman the meeting will adjourn for 30 minutes.

Trevor Holden
Managing Director

Copies of the applications and any supporting documents, third party representations and views of consultees are available for inspection in the planning control section.

DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:

1. Affect yours, or your spouse / partner's financial position?
2. Relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is "yes" to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

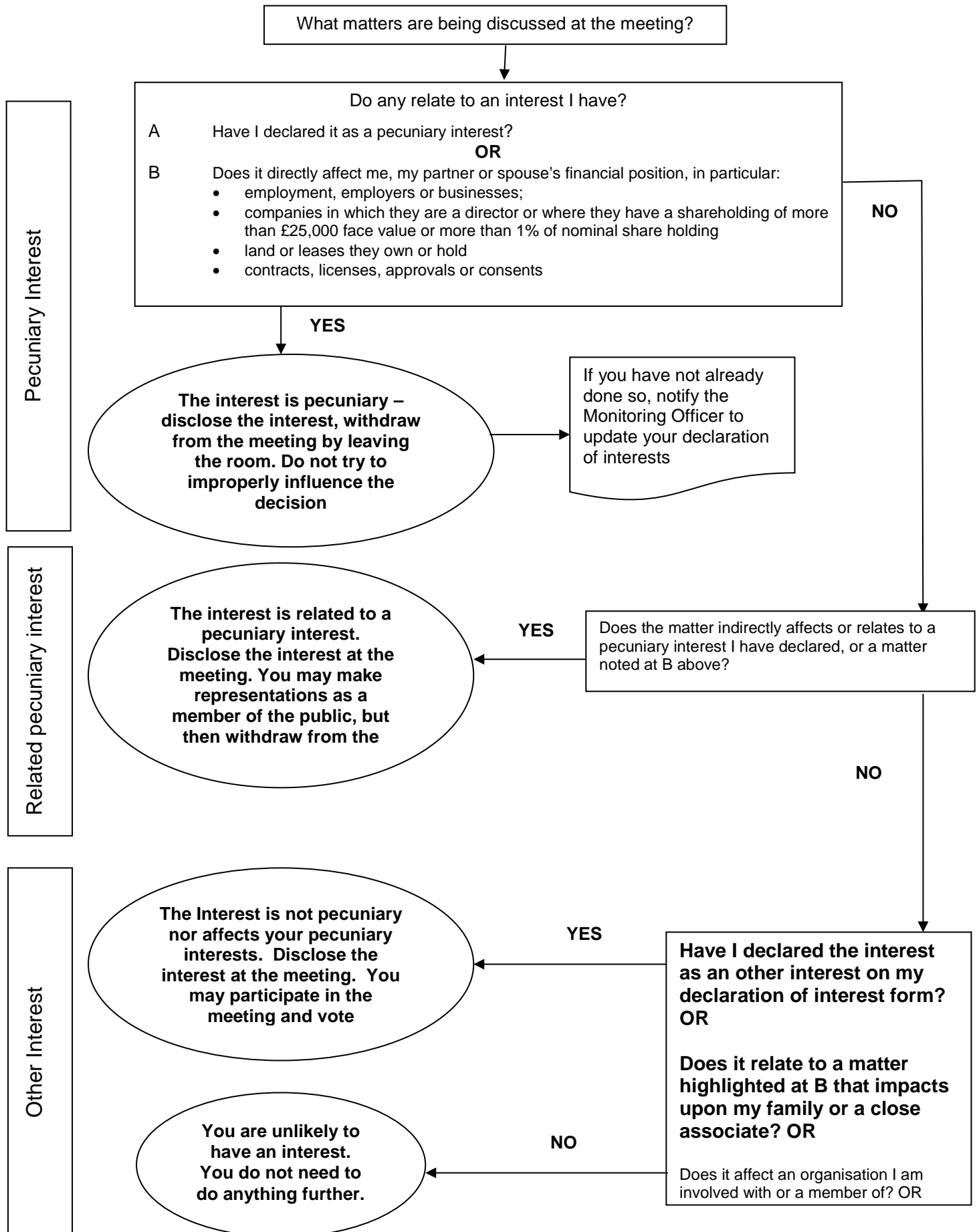
Is the interest not related to any of the above? If so, it is likely to be another interest. You will need to declare the interest, but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF

PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



Minutes of a meeting of the **Planning Committee** held at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on **Wednesday 8 January 2020** at **9.30am** when there were present:

Miss S Lawn – Chairman

Mr A D Adams
Mr S C Beadle
Mr N J Brennan

Mr S M Clancy
Mr J F Fisher
Mr R R Foulger

Ms R M Grattan
Mrs C Karimi-Ghovanlou
Mr J M Ward

Also in attendance were the Assistant Director of Planning; Area Team Manager (MR) and the Senior Governance Officer.

63 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

Member	Minute No & Heading	Nature of Interest
Miss Lawn on behalf of all Members	66 (land east of Holt Road, Horsford)	Lobbied by the applicants. Non-disclosable non-pecuniary interest.
Mrs Karimi-Ghovanlou	66 (land east of Holt Road, Horsford)	Had met with the applicant to discuss play equipment for the children's play area. Non-disclosable non-pecuniary interest.

64 APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr Moncur and Mr Riley. Miss Starling had also sent an apology for not being able to attend the meeting, having called-in plan no: 1 (Minute no: 66 below).

65 MINUTES

The Minutes of the meeting held on 18 December 2019 were confirmed as a correct record and signed by the Chairman.

In respect of the decisions indicated in the following Minutes (nos: 66 to 69), conditions or reasons for refusal of planning permission as determined by the Committee being in summary form only and based on standard conditions where indicated and were subject to the final determination of the Director of Place.

66 APPLICATION NUMBER 20190999 – LAND EAST OF HOLT ROAD, HORSFORD

The Committee considered an application for the erection of 304 dwellings together with associated public open space, landscaping, internal roads, drainage and infrastructure works on land east of Holt Road in Horsford. This was a revised application following approval for 259 dwellings for the same application site. The proposed development comprised 110 dwellings previously approved under planning permission 20161770 granted in October 2017 and 194 units on the second part of the site which equated to an additional 45 units. The first phase of the approved application was currently under construction and largely completed. A total of 91 of the dwellings would be provided as affordable housing (30%) comprising a mix of affordable rent, discount market and shared ownership units. The main vehicular access and pedestrian access to the site would continue to be from Holt Road via Green Lane and the newly constructed roundabout on Holt Road at the junction of Green Lane. The secondary access to the south would provide pedestrian, cycle and bus access only. A series of small green spaces would be provided across the site totalling 14,733m² with the largest area of public open space (2,926m²) proposed in a central location and designed as a multi-function space used as a location for play equipment, open playing field and landscaping. Included would be an area of 400m² as an equipped play area.

The application was reported to committee as (1) it was being recommended for approval contrary to the current development plan policies and (2) at the request of one of the Ward Members for the reasons given in paragraph 4.2 of the report.

The Committee noted the comments of the occupier of 356A Holt Road as reported at the meeting by the Area Team Manager. In addition, the Committee received the verbal views of Christopher Brown of Horsford Parish Council; Graham Johnson of North Farm, Green Lane and Sandra Lumbard of Oakdene, all objecting to the application and Chris Webber of Barrett David Wilson Homes (the applicant) at the meeting. The Area Team Manager read out a statement on behalf of Mr Thomas, one of the Ward Members, who was unable to attend the meeting.

The site was located outside of the settlement limit and the original planning permission was granted contrary to Policy 1 of the JCS and Policy GC2 of the DM DPD. Members noted that as the site already had planning permission for 259 dwellings, the impact of increasing the number of dwellings on the same site was now the key consideration. It was acknowledged that there was currently a 6.54 years' housing land supply within the Greater Norwich Area and therefore, the application must be considered in the context that it was contrary to Policy GC2 of the DM DPD.

Although Horsford was identified as a Service Village, a significant amount of residential development had been granted planning permission in Horsford both on allocated sites and outside of the settlement limit. If planning permission were to be granted for these additional 45 dwellings, this would bring the total housing commitment to 545 dwellings, a figure commensurate with a Key Service Centre. The Committee noted, however, that Horsford was one of the larger Service Villages and contained a level of local services associated with a Key Service Centre, the majority of which were located within 1.1km of the site. Furthermore, the site was served by regular bus services throughout the day and early evening providing good public transport links to the centre of Norwich. Accordingly, whilst there was no demonstrable deficit in the supply of housing land within the Greater Norwich Area, it was considered that Horsford was a suitable location for additional residential development on this site of the scale proposed. The Committee also took into consideration Paragraph 122 of the NPPF which reinforced the approach that decisions should support development that made efficient use of land taking into account the availability and capacity of infrastructure and services.

In terms of the impact on the highway, it was noted that the Highways Authority had no objection in principle to the increase in housing numbers, stating that it considered the local highway network to have sufficient capacity to accommodate the development. However, Members noted the concerns raised by local residents that the roundabout alignment was causing restrictions to visibility and thereby a danger to road users. Furthermore, the Highway Authority also had concerns with the configuration of the roundabout, advising that it did not pass the necessary safety audit as currently constructed and required modification. Accordingly, the applicant had been working on a technical solution to the safety issues associated with the roundabout and the Highway Authority had now formally agreed a final design and, subject to a planning condition being added to any planning permission requiring remedial works to be completed before any of the new dwellings were occupied, the Highway Authority had removed their holding objection. Notwithstanding these assurances, Members remained concerned about vehicles approaching the roundabout from the Haveringland Road but it was accepted that it would be difficult to justify a refusal on highway grounds.

Accordingly, it was agreed that a letter be sent to the head of the Highways Authority from the Chairman on behalf of the Committee on its concerns regarding the roundabout and, in particular, access from Haveringland Road.

Regarding the open space provision, Members noted that the main area of open space had been reduced in size but overall, this had been compensated for by smaller areas of open space distributed throughout the development forming more localised green space. Whilst acknowledging the objections raised by the Parish Council, Members noted that the development was providing a range of green spaces and equipment on-site together with a significant contribution to off-site provision. Accordingly, it was considered that the proposal complied with Policy COM2 of the Horsford Neighbourhood Plan and Policy RL1 of the DM DPD. It was noted that the Section 106

Agreement for the previous planning permission had already secured the maintenance and management of the on-site open space and also off-site contributions for formal recreation provision (eg pitches) in the region of £370,000 and £17,000 for allotments. A new Section 106 Agreement would be required to take account of the additional properties and to secure increased financial contributions as a result (approximately £46,000 for off-site formal recreation provision and approximately £1,500 for allotments). In terms of informal open space, it was noted opportunities had already been identified to improve provision around Horsford, which would benefit both existing and future residents and these would be secured through a previously agreed Section 106 Agreement (approx. £560,000 through a commuted sum). As part of this new application, a further £96,000 (approximately) would be required, via a new Section 106 Agreement, to take account of the increase in housing numbers and ensure compliance with Policy EN3 of the DM DPD.

The Committee acknowledged that the provision of affordable housing was slightly below the requirement under Policy 4 of the JCS but as three of the affordable units would be delivered as wheelchair accessible, this was considered to be acceptable and recognised that the proportion of affordable housing may be reduced in special circumstances.

In terms of all other matters raised, Members concurred with the officer's appraisal addressing these in the report including the imposition of conditions, as appropriate.

In conclusion, although it was noted that the proposal was contrary to Policy GC2 of the DM DPD, it was considered that Horsford was considered to be a sustainable location for new development and the development would contribute towards housing delivery, notwithstanding that it had been demonstrated there was a five year supply of land for housing in the Greater Norwich Area. Furthermore, the application would not have a significant detrimental impact on the character and appearance of the area, residential amenity, flood risk or highway safety and whilst it increased the density of development, it made more efficient use of the land without encroaching further into undeveloped or unallocated land; these were considered to be material considerations to be weighed against the conflict with policy. Accordingly, it was

RESOLVED:

To delegate authority to the Director of Place to approve application number 20190999 subject to the following conditions and successful completion of a Section 106 Agreement with the following Heads of Terms:

On-Site Affordable Housing

- (1) 15 Affordable rent
- (2) 13 Shared ownership
- (3) 9 Discount market housing

Open Space

- (1) Provision and maintenance of on-site open space
- (2) Provision of a commuted sum for off-site formal recreation
- (3) Provision of a commuted sum for off-site informal open space

Conditions:

- (1) Time limit
- (2) In accordance with plans and documents
- (3) External materials
- (4) Hard and soft landscaping
- (5) Landscape management
- (6) Boundary treatments
- (7) Tree Protection
- (8) Ecological mitigation measures
- (9) Renewable energy
- (10) Highways
- (11) Construction management
- (12) Revised roundabout design
- (13) Drainage
- (14) Provision of fire hydrants
- (15) Minerals management plan

The Committee adjourned at 11.17am and reconvened at 11:28am when all of the Members listed above were present.

67 APPLICATION NUMBER 20190597 – ST MICHAEL'S HOSPITAL, CAWSTON ROAD, AYLSHAM

The Committee considered an application for the demolition of a former NHS care home and the erection of 16 dwellings at St Michael's Hospital, Cawston Road in Aylsham. Parking areas for 34 vehicles would be provided for residents and visitors with vehicular accesses from the existing access road serving Donthorn Court, which also served existing car parking areas allocated to surrounding residential development. The main vehicular and pedestrian access to the site would be from Cawston Road.

The application was reported to committee at the request of one of the Ward Members for the reasons given in paragraph 4.2 of the report.

The Committee received the verbal views of Sue Lake, Clerk to Aylsham Town Council; Jonathon Dempsey of 20 Mill Lane; John Robinson of 14 Donthorn Court and Dr John Grocott of 45 St Michaels Avenue, all expressing

their concerns on the application and Amy Ferguson of Richard Pike Associates (the agent) at the meeting.

The application site was located within the settlement limit and Policy 13 of the JCS identified Aylsham as a main town that would be expected to accommodate housing as it had a high level of shops, services and employment within the town. Furthermore, the site was a previously developed site and Members noted that paragraph 118 of the NPPF required local authorities to give substantial weight to the value of using suitable brownfield land within settlements for homes and to support appropriate opportunities to remediate derelict land. Accordingly, the principle of development was considered to be acceptable.

Notwithstanding the objections raised by neighbours and the Town Council, the Committee considered that the scale and density of the proposed dwellings would be in keeping with existing development. It was noted that existing mature trees along the eastern edge of the access drive already restricted views of the Listed Building and none of these trees were to be removed. The new development would not result in any additional loss of the key view of the Listed Building and, being only two-storey development, the new houses would still appear subsidiary to the Listed Building which was a prominent building on the site, comprising a two and three storey winged building. It was noted that the aim of the design was to create the appearance of blocks to replicate the form and density of the Listed Building and beyond and this was considered to be appropriate for this site.

The Committee was required to have regard to S16(2) and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in doing so, noted the comments of the Historic Environment Officer who had been heavily involved in pre-application discussions in relation to the design and layout of the scheme, as well as instrumental in amendments during consideration of the application. The Committee concurred that the proposed layout, design, scale and materials were acceptable, resulting in an enhancement of the site which would not significantly harm the setting of the Listed Building.

In terms of the impact of the proposals on the surrounding trees, Members noted the revised layout showed that all of the significant trees on the site could be retained with only some smaller, less important trees requiring removal.

Regarding highway safety and parking, the Committee noted that the Highway Authority had raised no highway safety issues, acknowledging that the former use of the building as a care facility generated its own vehicular traffic and parking requirements. Members acknowledged Policy 1 of the Aylsham Neighbourhood Plan which required development to provide off-road car parking adjacent to, or in front of, new dwellings and Aylsham Town Council had objected to the development on this basis. However, the

Committee agreed that it was not possible to comply with this aim on this particular site and noted that car parking areas were being provided to the north and west of the development, within short walking distance. Furthermore, providing parking “on-plot” for each dwelling would create a development out of keeping with the character of the area and there was evidence of communal parking elsewhere locally. Accordingly, the proposal was considered to comply with Policy TS4 of the DM DPD.

In response to a point raised by one of the public speakers, it was agreed that the proposal should allow for the charging of electric vehicles and therefore, a condition should be imposed to secure the identification of suitable positions for charging points.

Members noted the concerns raised about neighbour amenity but, whilst the proposed housing would alter the view from properties in Donthorn Court, it was considered that the layout of the development would ensure that occupants of existing dwellings would not be overshadowed or experience any significant loss of outlook.

The Committee noted the requirements of Policy H4 in the JCS for a proportion of affordable housing on site of five or more dwellings. However, it was also noted that Paragraph 63 of the NPPF (amended in 2016) provided for affordable housing contributions to be reduced by a proportionate amount where vacant buildings were being redeveloped or reused to encourage the effective use of previously developed land. This was based on a calculation of the existing gross floor space of the vacant building and ultimately, as the floor space of the existing building was greater than the floor space of the proposed new housing, no affordable housing contribution would be sought for the development.

It was noted that requirements for informal open space, formal recreation, children’s play space and allotments would all be met through financial contributions via a Section 106 Agreement.

In terms of all other matters raised, Members concurred with the officer’s appraisal addressing these in the report including the imposition of conditions, as appropriate.

In conclusion, although it was noted that the proposal was contrary to Policy 1 of the Aylsham Neighbourhood Plan, it was considered that the proposal was acceptable in its revised form, subject to the imposition of conditions and a legal agreement. Accordingly, it was

RESOLVED:

To delegate authority to the Director of Place to approve application number 20190597 subject to the following conditions and successful completion of a

Section 106 Agreement with the following Heads of Terms:

Open Space provision

- (1) Equipping and maintenance of play space
- (2) Equipping of allotments
- (3) Offsite contribution for formal recreation
- (4) Offsite contribution for Green Infrastructure

Conditions:

- (1) Time limit
- (2) In accordance with plans and documents
- (3) External materials
- (4) Hard and soft landscaping
- (5) Boundary treatments
- (6) External lighting scheme
- (7) Accordance with AIA, TPP and AMS
- (8) Ecological mitigation measures
- (9) Highways – Parking area provision
- (10) Drainage strategy
- (11) Foul and surface water drainage
- (12) Contamination Assessment
- (13) Removal of Permitted Development walls and fences
- (14) Removal of Permitted Development alterations to front elevations and front roof slopes
- (15) Identification of positions for electric vehicle charging points

The Committee adjourned at 12:26pm and reconvened at 12:28pm when all of the Members listed above were present.

68 APPLICATION NUMBER 20191655 – LAND TO THE REAR OF 41B & 41C THE SREET, FELTHORPE

The Committee noted that this application had been withdrawn at the request of the applicant.

69 APPLICATION NUMBER 20191678 – PERRYS LANE FARM, PERRYS LANE, CAWSTON

The Committee considered an application to merge two dwellings into one larger dwelling with a rear extension and extension of residential curtilage at Perrys Lane Farm, Perrys Lane in Cawston. The site currently consisted of two residential properties linked via an existing agricultural plant room.

The application was reported to committee as it was contrary to policy. In presenting the application, the Area Team Manager advised that, since the

report to committee had been written, the Scheme of Delegation had been amended by Council so that similar applications such as this would be determined by officers (but including the ability for a Member call-in).

The site was located outside of the settlement limit where the principle of new development was not normally considered to be acceptable unless the proposed complied with a specific allocation and / or policy of the development plan. The proposed extension of residential curtilage into the countryside conflicted with Policy GC2 of the Development Management DPD. It was considered that the extension of curtilage was not unduly excessive and did not represent a significant incursion into the countryside to a degree which would cause harm to the general character and appearance of the surrounding area. Given that there were already two units on this site, it was considered that having one larger dwelling should have less of an impact on the surrounding area. Only minimal external changes were being proposed, with the exception of the single storey rear extension, to enable the buildings to become one single residential property. It was considered that the alterations would have a minimal impact on the character and appearance of the surrounding area. Furthermore, given the degree of separation from the nearest residential properties and the scale of development being proposed, it was considered that the proposal would not result in any significant adverse impact to the amenity of any adjacent residents. However, it was considered reasonable to remove Permitted Development Rights for the addition of extensions, roof alterations and porches on the basis that two existing dwellings, which were previously barns associated with Perrys Lane Farm, were being amalgamated into one larger unit and could potentially be the subject of further extensions. Therefore, the Local Planning Authority would retain control of the appearance of the dwelling in the interests of neighbour amenity and the character and appearance of the surrounding area.

In conclusion it was considered that the lack of harm associated with the proposal was a material consideration which justified approval of the application. Accordingly, it was

RESOLVED:

To approve application number 20191678 subject to the following conditions:

- (1) Time limit
- (2) Plans and Documents
- (3) Removal of Permitted Development Rights
(Class A, B, C & D

70 PLANNING APPEALS

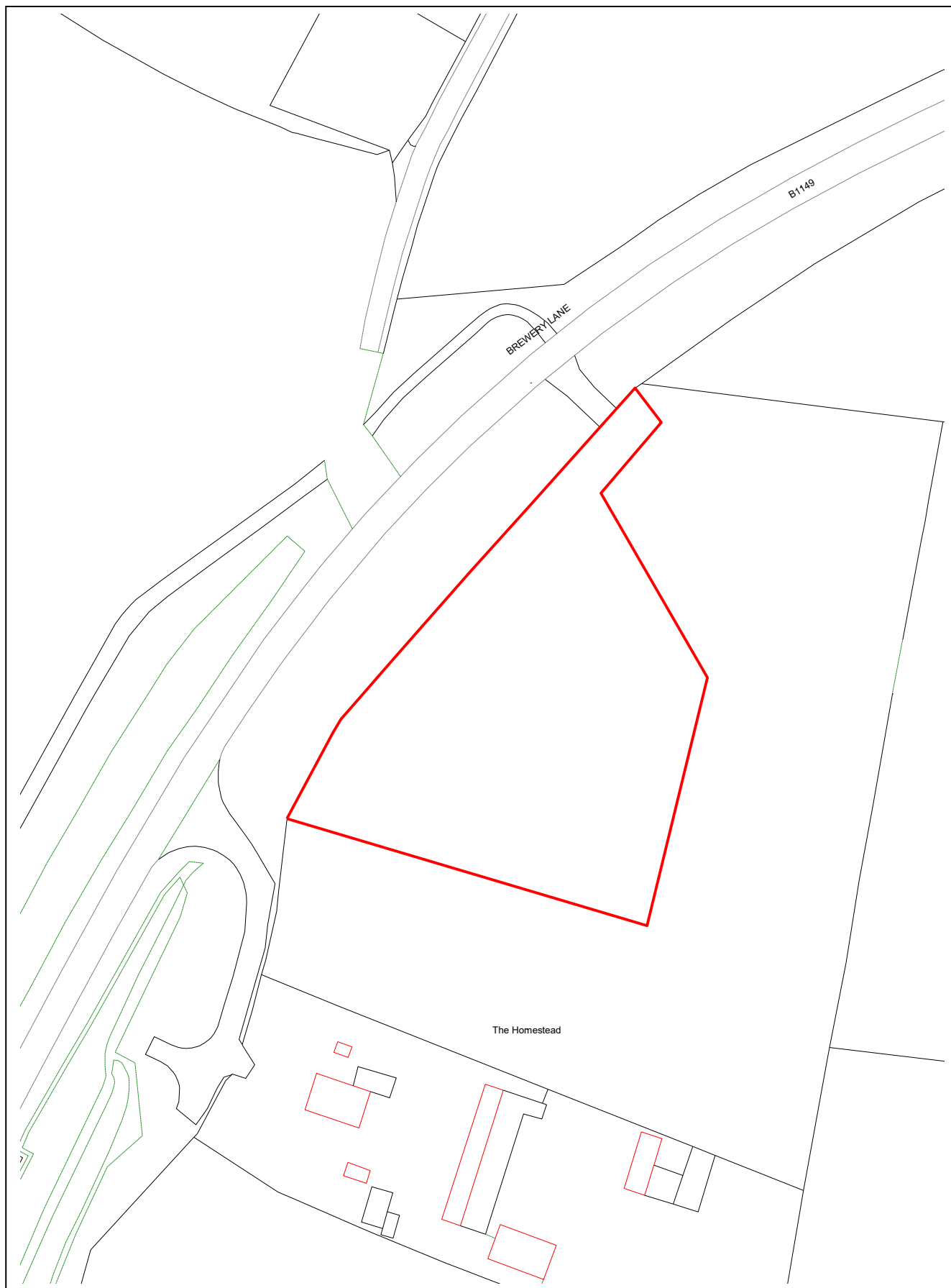
The Committee noted details of the planning appeals decisions which had been received and details of the appeals lodged for the period 16 November to 20 December 2019.

The meeting closed at 12:33pm

DRAFT

SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Area	Application No	Location	Officer Recommendation	Page Nos
1	<u>20191788</u>	<u>Glebe Farm, Holt Road, Horsford</u>	REFUSE	16 – 28
2	<u>20191368</u>	<u>286 Blue Boar Lane, Sprowston</u>	APPROVE subject to conditions	29 – 39
3	<u>20191879</u>	<u>Stillwater Farm, Rabbit Lane, Great Witchingham</u>	APPROVE subject to conditions	40 - 54



Application No: 20191788

Glebe Farm, Holt Road, Horsford, NR10 3AG

**Scale:
1:1250**

**Date:
27-Jan-20**



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2011. Ordnance Survey Licence number 100022319.

Application No: [20191788](#)
Parish: Horsford

Applicant's Name: Mr Nicholas Waller-Barrett

Site Address: Glebe Farm, Holt Road, Horsford, NR10 3AG

Proposal: Change of use of land from agricultural to a self storage facility, including installation of new storage container units, creation of car park area and associated works (revised)

Reasons for reporting to committee:

- (1) One of the Ward Members has requested that the application be determined by the Planning Committee for appropriate planning reasons as set out below in paragraph 4.7 of this report.
- (2) The proposals also have potential to generate employment and the recommendation is for refusal.

Recommendation summary:

Refuse

1 Proposal and site context

- 1.1 The application seeks full planning permission for the change of use of a parcel of agricultural land to a self storage facility.
- 1.2 The application would involve the siting of 25 storage containers as well as 5 car parking spaces and hard-core permeable roadways all towards the north west of the site. 3.1 metre high green mesh security fencing is proposed to the south, east and west boundaries and a 2.14 metre high soil bund is proposed along the sites western boundary to provide screening of the site. 2.4 metre high security gates and CCTV are proposed at the site. In addition, 7 lighting columns, each 4 metres high, are proposed in proximity to the access and the containers. A mixed native hedgerow is proposed to be planted outside the site to the south and east.
- 1.3 Each storage container is proposed to be of an olive green colour and is to measure approximately 2.5 metres in width by 6.1 metres in length and be approximately 2.6 metres in height. The containers are proposed to sit on wooden sleeper bases approximately 200mm above ground level.
- 1.4 The site measures approximately 0.73 hectares in size and is currently part of a larger open meadow used as pasture land for grazing cattle. The site is relatively level but there is a gentle slope down towards the north of the site. There is currently 3.1 metre high green mesh security fencing to the northern boundary of the site whilst on the western boundary there is timber

post and rail fencing of approximately 1.4 metres in height as well as some recently planted trees and shrubs.

- 1.5 To the north of the site is an agricultural building which houses a potato packaging line and its associated hard standing to the front of the building. To the east and south of the building is pasture land for grazing cattle. Further to the south is 'The Homestead' which is the nearest residential property to the site. A Cattery business is also run from this address. To the east of the site is Brewery Lane.
- 1.6 Access is proposed to be from the existing vehicular access off Brewery Lane which is to the north of the site and currently serves the adjacent agricultural building.
- 1.7 The site is located outside the settlement limit of Horsford, in a countryside location.
- 1.8 This application follows planning application [20190714](#) which also proposed a self storage facility on the same site. This application proposed 101 storage containers on the site as well as a site office and was withdrawn in July 2019 following concerns made by the Local Planning Authority.

2 Relevant planning history

- 2.1 [20180414](#): Glebe Farm, Holt Road, Horsford. Erection of agricultural building to house a potato packing line. Approved 11 May 2018.
- 2.2 [20190714](#): Glebe Farm, Holt Road, Horsford. Change of use of land from agricultural to a self storage facility, including installation of new storage container units, erection of site office and creation of car park area. Withdrawn 22 July 2019.

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF) (2019)

NPPF 02 : Achieving sustainable development

NPPF 04 : Decision-making

NPPF 06 : Building a strong, competitive economy

NPPF 09 : Promoting sustainable transport

NPPF 12 : Achieving well-designed places

NPPF 14 : Meeting the challenge of climate change, flooding and coastal change

NPPF 15 : Conserving and enhancing the natural environment

- 3.2 Joint Core Strategy (JCS) (2014)

Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 5 : The economy
Policy 6 : Access and transportation
Policy 15 : Service villages

3.3 Development Management Development Plan Development Plan Document (DM DPD) (2015)

Policy GC1 : Presumption in favour of sustainable development
Policy GC2 : Location of new development
Policy GC4 : Design
Policy EN2 : Landscape
Policy EN4 : Pollution
Policy TS3 : Highway safety
Policy TS4 : Parking guidelines
Policy CSU5 : Surface water drainage

3.4 Horsford Neighbourhood Plan (2018)
Policy HBE3 – High quality design
Policy BUS1 – New businesses

3.5 Supplementary Planning Documents (SPD)

Landscape Character Assessment SPD (2013)

The application site falls within the Spixworth Wooded Estate lands Landscape Character Area.

4 **Consultations**

4.1 Horsford Parish Council:

The Parish Council objects to the size of this proposal (up to 100 units) and in particular the effect on traffic in Brewery Lane which is extremely congested, particularly at peak periods. This could be alleviated by the introduction of a left filter lane leading back from the junction with the NDR. The Council are also aware that this site is outside the current local development plan and ask for a consistent approach by the Local Planning Authority.

4.2 Campaign to Protect Rural England (CPRE):

I write to lodge the objection of CPRE Norfolk to this application.

The change of use from agricultural land to the provision of a storage facility for up to 25 (if the proposed number has been amended from the 100 in the original design and access statement) container/storage units and other

associated works would represent development outside Horsford's settlement / development boundary which would be contrary to Policy GC2 of the Development Management DPD of the adopted Local Plan, the Joint Core Strategy. Furthermore, the proposal does not relate to a specific allocation within the plan or any of its policies, and therefore should be refused permission.

Moreover, CPRE Norfolk is concerned about the impact on local traffic and road safety that this proposal would bring, particularly with the suggestion that commercial businesses would be welcomed to use the proposed facility, which would lead to heavier new traffic movements.

The proposal would lead to unacceptable harm to the rural nature and character of the site and surrounding area.

4.3 Environmental Health Officer:

No objections.

4.4 Norfolk County Council as Highway Authority:

As this application appears very similar to that seen as 20190714 I reiterate my previous comments and required conditions.

I do, however, note the intention to allow the units to be rented for commercial purposes which the Highway Authority have concerns in terms of additional traffic use and on site parking requirement etc. Accordingly, as before, I ask that it be a condition of any approval that the use of the storage units is restricted to domestic use only and not for the operation of business's which, in the submitted information, the applicant is clearly encouraging.

Further comments following additional discussions with the Highway Authority:

Further to our recent conversation I understand that your Authority would not be able to impose a condition restricting the type of storage allowed on the site.

Whilst this is unfortunate and with commercial storage being allowed I feel on-site parking and manoeuvring facilities will need to be increased; the likelihood is still felt to be that the use would be reasonably low and on this basis I have no grounds for objection.

Highway conditions and amendments of my previous response are still applicable. **(Officer Note:** the Highway Authority has suggested that 4 conditions are imposed should the application be approved. These relate to: upgrading and widening the vehicular access, sufficient space being made available within the site for a HGV vehicle to park, turn and re-enter

the highway in a forward gear, the on-site parking being laid out as on the plans and any access gate or obstruction being a minimum 8 metres from the adjacent carriageway.)

4.5 Norfolk County Council as Planning Services (Minerals and Waste):

While the application site is underlain by a Mineral Safeguarding Area (Sand and Gravel), it is considered that as a result of the site area it would be exempt from the requirements of Policy CS16-safeguarding of the adopted Norfolk Minerals and Waste Core Strategy.

4.6 Pollution Control Officer:

No objections.

Other Representations

4.7 Councillor Dave Thomas:

I wish to call in this application, however, if the council are minded to approve, I would be happy for the Local Planning Authority to act under their delegated powers.

Reasons being:

- Applicant is a local farmer looking to diversify
- There is already a permanent unit on the site, the application contains not permanent containers
- There aren't any objections from Highways regarding access or traffic
- The applicant would like the opportunity to present to the committee.

4.8 The Homestead, Brewery Lane, Horsford:

Please find below my concerns and objections to the proposal to change the use of the field next to my property from agricultural to a 24/7 self storage facility of up to 100 shipping containers.

The submitted plans show 25 containers, but I understand that the application is for up to 100 units. I quote from the application ...“to offer more attractive price than our competitors for a better product and this is done through the economies scale.” I cannot be certain, but I presume that the end of the sentence should read as “economics of scale” meaning that the more shipping containers situated on the site, the more economical the service provided will be?

A site office is mentioned in the proposal. I cannot see it in the provided site plan.

The applicant visited me three years ago with what was just an idea then - his thoughts of creating a self storage facility on the field next to my property. I told him that I had no objections in principle to this, but asked that he returned if and when he had plans of it, to show me. As said earlier, that was three years ago but he has not returned and we have had no communications of any kind since. In my naivety, when Mr Barrett then erected a potato packing 'shed' on the field I assumed that this was to be the storage facility. How wrong I was! In his planning application 'Evaluation' the applicant states that there are no residential neighbours. That is incorrect - My domestic residence shares the same two acre site as my cattery and brewery businesses. It is also incorrect of the applicant to state that there are no objections from the cattery. He has not approached me (the owner of the cattery) in the last two years or more with detailed plans of his proposal, so how would he know that?

The applicant's pictures of the field speak volumes. They show a green country field. The field is currently used (and has been for the last 30 years) for grazing cattle.

The proposed change of use does not seem appropriate or necessary to me. There are several similar storage facilities in the Norwich catchment area. Most of them are on industrial estates. I have recently rung two of them and neither was anywhere near full capacity, so there does not appear to be the need to create another 24/7 self storage facility on an agricultural site.

The plans state that three full time and two part-time staff will be employed at the facility. Condensation is a major problem with shipping container storage. In general, it makes them unsuitable for the storage of domestic household furniture etc. Perhaps the seemingly large number of staff will be employed to dry condensation from the internal walls of the containers?

The applicant withdrew his previous, but similar, self storage facility application. That application stated that the area of field remaining around the storage facility would still be used for grazing cows. They are not mentioned, to my knowledge, in this application. However, if they are still to be present they will see the screening hedge on my property's side of the facility, shown on the plans, as food and because it has no protection the hedge will never establish itself.

I appreciate that 'loss of view' is not considered when an application is assessed, but would like to draw attention to the 'south side elevation' plan, which shows the potential view, if the application were to be approved, from my lounge window.

The traffic congestion past both my property and the entrance to the site of the proposed storage facility.

5 Assessment

Key Considerations

- 5.1
 - The principle of the development
 - The design and impact upon the character and appearance of the area
 - The impact on residential amenity
 - The impact upon highway safety

Principle of the development

- 5.2 The main issues to be taken into consideration in the determination of this application are an assessment of the proposal against the policies of the development plan, the NPPF and Planning Practice Guidance. The other key considerations are the impact of the development on the character and appearance of the area, residential amenity and highway safety.
- 5.3 As set out in paragraphs 1.1 and 1.2 of this report the application seeks full planning permission for the change of use of a parcel of agricultural land to a self storage facility which includes the siting of 25 storage containers as well as 5 car parking spaces and roadways, all towards the north west of the application site.
- 5.4 Critical to the determination of the application is whether or not the principle of development is acceptable. The site is outside the settlement limit that has been defined for Horsford and is not allocated for any purpose. Policy GC2 of the DM DPD seeks to locate new development within defined settlement limits, but outside of these limits, it permits development that does not result in any significant adverse impact and where it accords with a specific allocation and / or policy of the development plan.
- 5.5 In this regard, Policy 5 of the JCS seeks to support jobs and economic growth both in urban and rural locations in a sustainable way. It also states that the rural economy and diversification will be supported by a preference for the re-use of appropriate non-residential buildings for commercial uses. The design and access statement, submitted with the application, states that the proposed development would create 2 full time jobs and 2 part time jobs. The full time jobs are said to cover takings bookings, book keeping, PR work and the general running of the business and the part time roles are for maintenance work and grass and hedge cutting etc. In addition to this it states that the proposals will also help to support existing businesses by providing them with a new storage facility or base in the area from which they could store stock and tools etc.
- 5.6 Although it is considered that 2 full time and 2 part time jobs may be ambitious for the scale of the proposed business, considering that only 25

storage containers are being proposed on the site, it is accepted that the proposals will generate some limited job creation. However, the proposals are not considered to be a sustainable development and therefore the proposal does not accord with Policy 5 of the JCS.

- 5.7 Policy BUS1 of the Horsford Neighbourhood Plan supports planning applications for new businesses and employment that fit within the surroundings and which are appropriate both in scale and environmental impact. The proposed development is not considered to fit in within its surroundings and this will be discussed in more detail in the next section of this appraisal which covers the impact on the character and appearance of the area. Policy BUS1 of the Neighbourhood Plan also states that any new business units should enhance pedestrian access, and be linked to cycle ways, be near a bus stop and have good parking provision. The site is located outside the main village of Horsford and is not linked to footpaths, cycle ways or public transport. Overall, it is therefore considered that the application does not comply with the aims of Policy BUS1 of the Horsford Neighbourhood Plan.

The design and impact upon the character and appearance of the area

- 5.8 The site is currently an open meadow which is used for grazing cattle. It is clearly visible from Brewery Lane as part of the countryside before entering the more built up, main village of Horsford. The application proposes 25 storage containers to be sited on the site which would be approximately 2.8 metres above ground level. In addition, there will also be a soil bund, the erection of security fencing, gates, roadways, parking areas, CCTV cameras, external lighting and signage. The CCTV cameras may need to be mounted on poles or be higher than the containers in order to provide adequate coverage of the site. The design and access statement states that there will be 7 external lights which will be 4 metres in height and mounted from a pole off the storage containers.
- 5.9 Policy GC4 of the DM DPD states that proposals should, amongst other things, pay adequate regard to the environment, character and appearance of the area. Policy 2 of the JCS states that all development will be designed to the highest possible standards and that development proposals will respect local distinctiveness. Policy HBE3 of the Horsford Neighbourhood Plan meanwhile states that all development proposals should be of high quality design and should seek to demonstrate how they will respect and enhance the character of the local area.
- 5.10 The existing site is of a rural appearance and even though there is a recently erected potato packaging building to the north of the application site, this is of an agricultural appearance and the site is considered to still retain a strong countryside character. The proposals are considered to be of a more industrial appearance including security fencing, 4 metre high lighting columns and CCTV, and it is considered that the proposed development would be heavily at odds with the prevailing character of the

area. It is considered that the development would constitute a significant intrusion into the countryside, which would, by reason of its appearance and associated paraphernalia, intensify the scheme's harmful impact on the rural character and appearance of the area.

- 5.11 Hedging and a soil bund is proposed to screen the site, however given the height of the storage units, CCTV apparatus and external lighting, this will only partially screen the site. In addition, the hedging will take some time to grow and become established and even then may not be in place for the lifetime of the development. It is also considered that the screening of the development by landscaping is not a sound basis upon which to justify an otherwise harmful visual impact.
- 5.12 The development would accordingly result in a substantial change to the countryside character of the site and its surroundings in a prominent location. As a consequence, the proposed development would be discordant and harmful to the established rural character of the area. In view of the above, it is considered that the development would be harmful to the general character and appearance of the area.
- 5.13 The proposals would therefore conflict with Policy GC4 of the DM DPD, Policy 2 of the JCS and Policy HBE3 of the Horsford Neighbourhood Plan. The application is also considered to conflict with Paragraphs 127 and 130 of the NPPF which collectively seek to ensure, amongst other things, that development is sympathetic to local character, that developments establish or maintain a strong sense of place and that permission should be refused for poorly designed development that fails to take the opportunities available to improve the character and quality of an area.

The impact on residential amenity

- 5.14 Policy GC4 of the DM DPD states that proposals should, amongst other things, consider the impact upon the amenity of existing properties. The nearest neighbouring residential property is The Homestead which is located approximately 85 metres from the nearest proposed container, to the south of the site. Lighting data has been submitted with the application and the Council's Environmental Health Officer has raised no objection to the application. Overall, although the external lighting is likely to be visible from outside the site, given the degree of separation between the development and the nearest neighbouring dwellings, it is considered that the application will not result in any significant light pollution to neighbouring residents.
- 5.15 The site is proposed to be open 24 hours a day, 7 days a week, however given the small scale of the development, it is considered unlikely for the site to be regularly attended during the more unsociable hours. Overall, it is considered that the development will not result in any significant detrimental impact upon the amenity of existing properties. The application is therefore considered to comply with Policy GC4 of the DM DPD.

The impact upon highway safety

- 5.16 Access to the site is proposed to be from the existing vehicular access off Brewery Lane which currently serves the adjacent agricultural building. Norfolk County Council in their role as Highway Authority has indicated that the on-site parking and manoeuvring facilities will need to be increased from that currently shown on the plans. However, they have stated that they believe that the use of the site would be reasonably low and on this basis they have raised no objection to the application subject to the inclusion of four highway conditions, which would all be added to the decision notice should the application be approved.
- 5.17 Even if additional parking and manoeuvring space was required on the site, it is considered that there is sufficient room within the site for this to be provided. Overall, the proposals are not considered to result in any detrimental impact to highway safety and the application is considered to comply with Policies TS3 and TS4 of the DM DPD.

Other issues

- 5.18 Concerns have been raised by Horsford Parish Council, CPRE and the neighbouring resident of the Homestead that the development will add to existing traffic problems on Brewery Lane, which the Parish Council have described as being extremely congested, particularly at peak periods. The Parish Council have suggested that this could be alleviated by the introduction of a left filter lane leading back from the junction with the Broadland Northway. As set out in paragraph 5.16 of this report Norfolk County Council as Highway Authority has raised no objection to this application and therefore it is considered to be unreasonable to require any off-site highway works if the development was approved, especially considering the scale of the development proposed.
- 5.19 It is noted that several of the consultation responses have made reference to 100 storage containers being proposed at the site. The previously withdrawn 20190714 application sought permission for 101 storage containers on the site and the design and access statement originally submitted for the current application still made reference to 100 storage containers being proposed on the site. During the course of the application the design and access statement has been amended and now reflects the 25 storage containers proposed on the site and as shown on the plans. It may be that the applicants would like to expand the business in the future, however the Local Planning Authority can only assess the application in its submitted form.

Conclusion

- 5.20 In drawing the above appraisal to a conclusion, it is appropriate to consider the proposal against the three dimensions to sustainable development: economic, social and environmental.
- 5.21 The NPPF confirms the economic role as: “helping to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.”
- 5.22 The development would result in some economic benefits given that the proposals will result in the creation of up to 4 jobs on the site. There are unlikely to be much in the way of short-term benefits as part of any construction work however and any jobs created are likely to be a small number given the scale of the development proposed. It is therefore considered that the scheme would bring forward a small level of economic benefit.
- 5.23 The NPPF confirms the social role as “supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”
- 5.24 The site is located outside the settlement limits for Horsford and it is considered that the development would not help to support the community. The creation of jobs on the site would provide a modest social benefit.
- 5.25 The NPPF confirms the environmental role as “contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”
- 5.26 As set out above, it is considered that the development would cause significant harm to the general character and appearance of the area and the proposals would not protect and enhance the natural environment or make effective use of the land as required by the NPPF. It is therefore considered that the proposal will not provide any environmental benefits on the site.
- 5.27 Overall, the application will provide modest economic and social benefits and will not cause any significant detrimental impact on residential amenity or highway safety. The site is however located outside the settlement limit and the application is considered to cause significant harm to the general character and appearance of the area. On balance the Local Planning

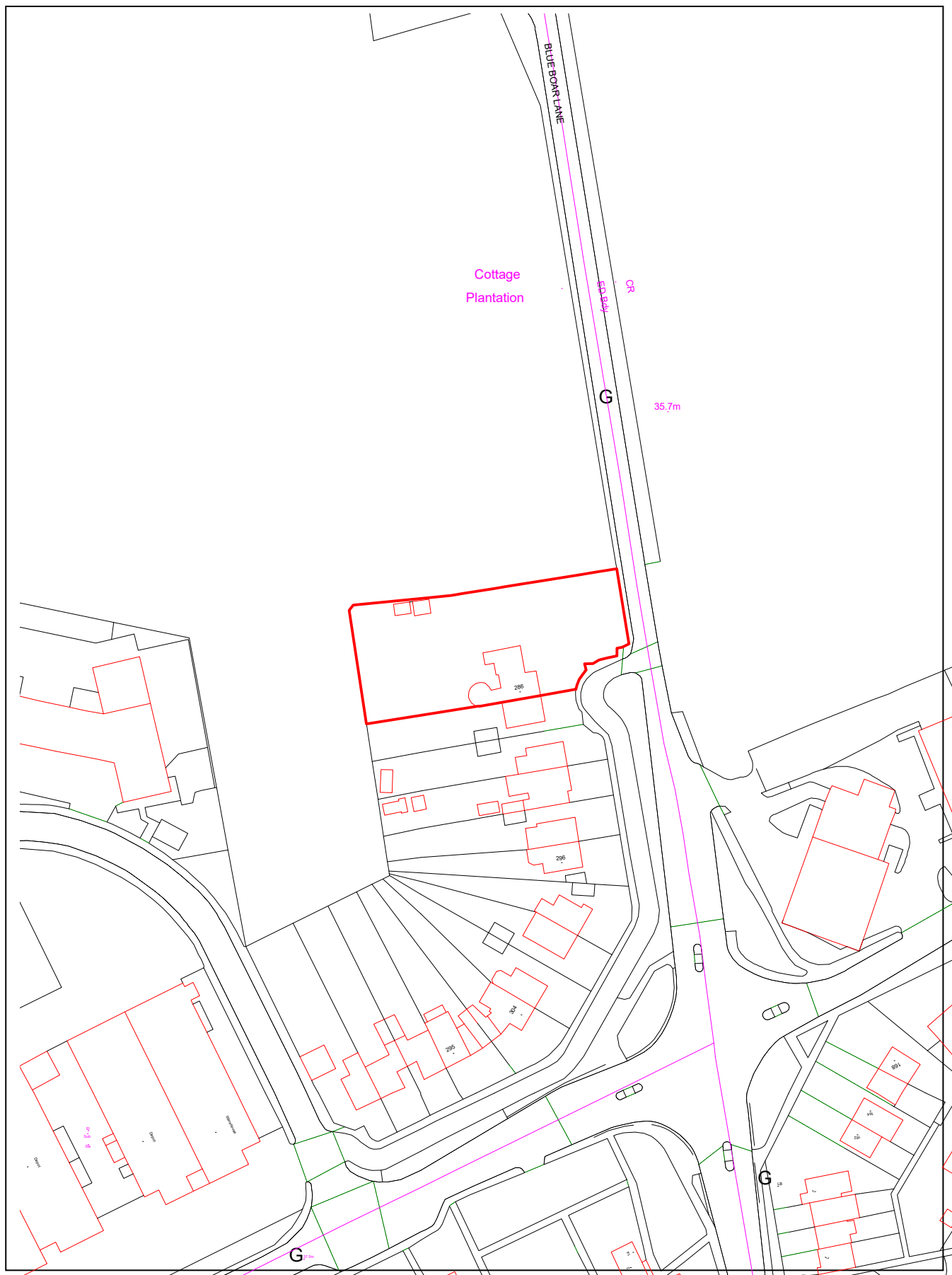
Authority are of the view that the economic and social benefits would be of very limited value given the scale of development proposed, and when taken cumulatively would not significantly and demonstrably outweigh the substantial environmental harm to the area. The proposals are contrary to the policies of the development and government guidance and it is therefore recommended that planning permission should be refused.

Recommendation: Refuse

Reasons for Refusal The site is located outside of the defined settlement limit and as the development is considered to result in significant adverse impacts in relation to the harm caused to the environment, character and appearance of the area, the application is considered to conflict with Policy GC2 of the Development Management Development Plan.

The proposed development would result in a substantial change to the countryside character of a site in a prominent location. It is considered that the development would constitute a significant visual intrusion into the countryside, which would, by reason of its appearance and associated paraphernalia, intensify the scheme's harmful impact on the rural character and appearance of the area. As a consequence, the proposed development would be discordant and harmful to the general character and appearance of the area in conflict with Policy GC4 of the Development Management Development Plan Document, Policy 2 of the Joint Core Strategy, Policy HBE3 of the Horsford Neighbourhood Plan and Paragraphs 127 and 130 of the National Planning Policy Framework.

**Contact Officer,
Telephone Number
and E-mail** Christopher Rickman
01603 430548
christopher.rickman@broadland.gov.uk



Application No: 20191368

286 Blue Boar Lane, Sprowston, NR7 8RZ

**Scale:
1:1250**

**Date:
27-Jan-20**



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2011. Ordnance Survey Licence number 100022319.

Application No: [20191368](#)
Parish: Sprowston

Applicant's Name: Mr R Money

Site Address: 286 Blue Boar Lane, Sprowston, NR7 8RZ

Proposal: Sub-division of existing garden to no: 286 to form 2 new semi-detached dwellings (outline)

Reason for reporting to committee

The applicant is a close relative of an employee of Broadland District Council and an objection has been received.

Recommendation summary:

Approve, subject to conditions:

1 Proposal and site context

- 1.1 The application seeks outline planning permission for the sub-division of an existing residential curtilage and the erection of two new semi-detached dwellings. The application seeks approval for the access and the layout, with all other matters reserved. An existing single storey entrance lobby and carport at no: 286 are proposed to be demolished as part of the development. The two new dwellings are proposed to be linked to the existing dwelling at no: 286 by a new single storey carport, which would serve no: 286.
- 1.2 The application site is located within the defined settlement limit for Sprowston and is situated at the end of a linear run of semi-detached, two storey dwellings. The site is of a rectangular shape and measures approximately 0.16 hectares in size. The site is relatively level, aside from a slight slope down towards the south of the site.
- 1.3 No: 286 is situated on a plot, which is of the same depth, but is much wider than any of those serving the neighbouring properties to the south. The existing vehicular access is to the southeast corner of the site, whilst no: 286, which has a single storey extension to the rear, is located to the south of the site. The majority of the rear garden associated with no: 286 is either laid to grass or has been landscaped. There are two timber sheds located towards the northwest corner of the site and a brickweave driveway and parking area to the front of the dwelling and east of the site.
- 1.4 On the eastern boundary, to the front of the site, there is approximately 1 metre high, white picket fencing and a low boundary wall, mainly measuring approximately 400mm in height. There is 1.8 metre high close boarded fencing along the southern boundary whilst the north and west

boundaries are made up of trees and hedging.

- 1.5 To the north and west of the site is an area of established Woodland called 'Cottage Plantation', which is owned by Broadland District Council. To the south is the adjoining semi-detached dwelling at no: 288 whilst to the east is Blue Boar Lane.
- 1.6 The access to serve the proposed plots would be off the existing vehicular access that serves no: 286 and so this access will be a shared access serving all three dwellings. This access is also proposed to be widened as part of the application.
- 1.7 The application originally only sought approval for the access however during the course of the application the Proposed Site Plans have been amended to demonstrate that the site can accommodate the proposals without impacting the trees to the north of the site. As set out in paragraph 1.1, the application now seeks approval for both the access and layout.

2 Relevant planning history

- 2.1 [771095](#): Garden room. Approved 26 July 1977.
- 2.2 [920453](#): Flat to pitched roof on garage. Approved 15 May 1992.

3 Planning Policies

3.1 National Planning Policy Framework (NPPF)

NPPF 02 : Achieving sustainable development
NPPF 04 : Decision-making
NPPF 05 : Delivering a sufficient supply of homes
NPPF 09 : Promoting sustainable transport
NPPF 11 : Making effective use of land
NPPF 12 : Achieving well-designed places
NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
NPPF 15 : Conserving and enhancing the natural environment
NPPF 17 : Facilitating the sustainable use of minerals

3.2 Joint Core Strategy (JCS) (2011) (as amended 2014)

Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 3: Energy and water
Policy 4 : Housing delivery
Policy 6 : Access and Transportation
Policy 12 : The remainder of the Norwich Urban area, including the fringe

parishes

3.3 Development Management Development Plan Development Plan Document (DM DPD) (2015)

Policy GC1 : Presumption in favour of sustainable development

Policy GC2 : Location of new development

Policy GC4 : Design

Policy EN1 : Biodiversity and Habitats

Policy EN2 : Landscape

Policy TS3 : Highway Safety

Policy TS4 : Parking guidelines

Policy CSU5 : Surface water drainage

3.4 Sprowston Neighbourhood Plan (2014)

Policy 1 : Addressing climate change and protecting environmental assets

Policy 2 : Promoting good and appropriate design

Policy 3 : Housing development

3.5 Growth Triangle Area Action Plan (2016)

3.6 Supplementary Planning Documents (SPD)

Blue Boar Lane Development Brief

4 **Consultations**

4.1 Sprowston Town Council:

The Town Council are opposed to the granting of this application on the grounds that it is over development of the site, detrimental to neighbours and an inappropriate development for this location. Concern was expressed regarding possible loss of mature indigenous trees and insufficient onsite parking causing obstruction to the highway.

Further comments following submission of revised plans:

The Town Council continues to be opposed to the granting of planning application on the grounds that there is no significant change and it remains an over development of the site, detrimental to neighbours and an inappropriate development for this location. Concern was expressed regarding possible loss of mature indigenous trees and insufficient onsite parking causing obstruction to the highway.

4.2 Conservation Officer (Arboriculture & Landscape):

Raised concerns that the development would result in pressure being put on the adjacent trees in the future. This may be for remedial pruning, to try to reduce encroachment and the seasonal nuisances of leaf/needle/seed drop and honey-dew (produced by the insects that colonise the trees).
(Officer Note: These comments were provided verbally)

Further comments following submission of revised plans:

An amended Arboricultural Report has been provided by BH Trees and Woodland, this considers the tree constraints at and adjacent to the site and the measures that must be implemented to ensure the trees are protected and retained in good health.

Following the earlier discussions on the number and scale of the proposed dwellings, a revised proposal and layout has been put forward, which is less impacted by the tree constraints and would be acceptable from an arboricultural perspective, as long as the measures specified within the Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) are fully implemented.

Please condition the details of both the TPP & AMS.

4.3 Norfolk County Council as Highway Authority:

I raise no objection in highway terms, but I would recommend that the following conditions and informative note be appended to any grant of permission your Authority is minded to make.

I would also advise that the applicant would need to provide an appropriate design at a reserved matters stage to address the following points in accordance with the adopted standards:

- i) Parking provision; and
- ii) Turning provision

Further comments following submission of revised plans:

With respect to amendments to the above application and I have noted that as well as the revised plans, the application has also been amended to include for both access and layout to be determined as part of the application.

The proposed widening of the access is now proposed at less than desirable minimum of 4.1m and in this respect would not allow two vehicles to pass within the access. However, I am minded that there are constraints in respect to the extant trees on the site and given that the access is off a service road (the layout of which constrains vehicle speeds, etc), I do not

consider the proposal, if approved, would give rise to a severe detrimental effect on the public highway. Furthermore, I do not consider that I could sustain an objection on the width of the access alone nor successfully defend such an objection at Appeal.

Accordingly, in highway terms only, I have no objection to the proposals, but I would recommend that the following conditions and informative note be appended to any grant of permission your Authority is minded to make.

(Officer Note: 3 conditions relating to vehicular access and on-site parking are proposed to be added to the decision notice as requested by the Local Planning Authority).

4.4 Pollution Control Officer:

No objections.

4.5 Other Representations:

None received.

5 **Assessment**

Key Considerations

- 5.1
- The principle of development
 - The design and impact upon the character and appearance of the area
 - The impact on the trees within, and adjacent to, the site
 - The impact on residential amenity
 - The impact upon highway safety

The principle of development

- 5.2 As set out in paragraph 1.1 of this report, the application seeks outline planning permission for the sub-division of an existing residential curtilage and the erection of two new semi-detached dwellings.
- 5.3 The main issues to be taken into consideration in the determination of this application are an assessment of the proposal against the relevant policies of the Development Plan and the guidance set out in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). This includes the impact of the development on the general character of the area, the trees within, and adjacent to the site, residential amenity and highway safety.

- 5.4 Policy GC2 of the DM DPD states that new development will be accommodated within the settlement limits defined on the policies map. The site is located within the settlement limit defined for Sprowston and is considered to be in a sustainable location close to a range of services and facilities. The proposal for residential dwellings on this site is therefore considered to be acceptable in principle and is considered to comply with Policy GC2. The application is also considered to accord with Policy GC1 of the DM DPD, Policies 1 and 6 of the JCS and Policy 3 of the Sprowston Neighbourhood Plan in this regard.

The design and impact upon the character and appearance of the area

- 5.5 As set out in paragraph 1.3 of this report, the application site is of the same depth, but is much wider than those serving the neighbouring properties to the south. In fact, the sites width is over 3 times that of the properties immediately to the south and therefore once sub-divided, the new plots would be of a similar size to the existing neighbouring plots. All three properties on the site would be left with a good amount of rear amenity space and would have a rear garden with a depth of approximately 32 metres. Overall, it is considered that there is sufficient room within the site to accommodate the additional two dwellings without resulting in a cramped form of development, whilst still leaving sufficient room for parking and manoeuvring.
- 5.6 Although the appearance of the proposed development is not being considered at this stage, the development would result in two pairs of semi-detached dwellings being linked by a carport. Semi-detached dwellings linked by a single storey carport is in evidence nearby, to the south of the site, at properties on Salhouse Road. The proposed dwellings will also follow the same building line as the dwellings immediately to the south. The layout of the proposed development will therefore not be at odds with that seen in the surrounding area.
- 5.7 The proposals, although partially visible, will not be viewed as a discordant feature in the street scene and is not considered to cause harm to the general character and appearance of the surrounding area.

The impact on the trees within, and adjacent to, the site

- 5.8 As set out in paragraph 1.5 of this report, the site is immediately adjacent to Cottage Plantation, an area of Council owned woodland to the north and west of the site. The plans originally submitted with the application proposed two carports linking the dwellings at No.286 and Plot 1, one for each dwelling. This resulted in the development being approximately 5 metres from the northern boundary and therefore within close proximity of several trees within the woodland. The Council's Conservation Officer (Arboriculture & Landscape) raised concerns that the development would result in pressure being put on the adjacent trees in the future. This may be

for remedial pruning, to try to reduce encroachment and the seasonal nuisances of leaf/needle/seed drop and honey-dew.

- 5.9 During the course of the application, the plans were amended to remove the carport proposed for plot 1. This resulted in the distance between the development and the northern boundary being increased to approximately 8 metres. The Arboricultural Report, submitted with the application, sets out that 8 trees (T17-T24) are proposed to be removed along the northern boundary of the site. However, these are mainly Silver Birch trees and are described as being poor quality trees. The report also states that the woodland will continue to provide landscape backdrop and the proposals will result in a negligible visual impact. Some Conifers are also proposed to be cut back or removed along the western boundary.
- 5.10 With the plans in their amended form, the Council's Conservation Officer has commented that proposals will be less impacted by the tree constraints and would be acceptable from an arboricultural perspective, providing the measures specified within the Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) are fully implemented. A condition is proposed to be added to the decision notice setting out that the TPP and AMS within the Arboricultural Report needs to be fully complied with. The development is therefore not considered to result in any significant detrimental impact upon the trees on or within close proximity to the site. Overall, in terms of the impact on the trees and the character and appearance of the area, the application is considered to accord with Policy GC4 of the DM DPD, Policy 2 of the JCS and Policies 1 and 2 of the Sprowston Neighbourhood Plan.

The impact on residential amenity

- 5.11 Although the full details of the dwellings are not known at this stage, it is considered that two additional dwellings could be located as shown on the plans without resulting in any overlooking issues or appearing dominant and overbearing. Further assessment will be needed at the reserved matters stage when approval will be sought for the scale and appearance of the dwellings. However, at this stage the application is not considered to result in any detrimental impact upon neighbour amenity and the application is considered to accord with Policy GC4 of the DM DPD in this regard.

The impact upon highway safety

- 5.12 The site is proposed to be accessed off Blue Boar Lane via an existing access, which is to be widened as part of the application. The access will be shared and utilised by No.286 and the two new dwellings whilst sufficient room is provided within the site to allow vehicles to turn and leave the site in a forward gear. Norfolk County Council, as Highway Authority has commented that the access is less than the desirable minimum and would not allow two vehicles to pass within the access. However, they have acknowledged that there are constraints in respect to the existing trees on the site and, given the access is off a service road, which constrains vehicle

speeds, they do not believe the proposals would give rise to a severe detrimental impact on the public highway. The Highway Authority have therefore raised no objection to the application subject to 3 conditions being added to the decision notice. It is confirmed that these conditions will all be added to the decision notice as requested by the Highway Authority.

- 5.13 The application is not considered to result in any detrimental impact upon highway safety, whilst it is considered that there is sufficient room within the site to accommodate parking and manoeuvring space for future occupants of the dwellings. Overall, the application is considered to comply with Policies TS3 and TS4 of the DM DPD.

Other issues

- 5.14 Concerning the biodiversity and ecology on the site, the site comprises residential plot consisting of a dwelling, garage, driveway and closely mown lawn. It is considered that these would provide limited opportunities for protected species to use the site. The Design and Access Statement, submitted with the application, states that the trees, which are proposed to be removed as part of the application, do not propose suitable habitats for protected species. Overall, the application shouldn't cause any significant harm to the biodiversity on or within close proximity of the site and the application is therefore considered to accord with Policy EN1 of the DM DPD.
- 5.15 The site is not located within flood zones 2 or 3 and is therefore not considered to be an area at risk of flooding. The application states that soakaways will be used to dispose of surface water and a condition is to be added to the decision notice requiring further details of the surface water drainage to be provided concurrently with the submission of the reserved matters application.
- 5.16 It is considered that the concerns raised by Sprowston Town Council, as set out in paragraph 4.1 of this report, have either been addressed during the course of the application or in the report above.

Conclusion

- 5.17 In drawing the above appraisal to a conclusion, it is appropriate to consider the proposal against the three dimensions to sustainable development: economic, social and environmental.
- 5.18 The NPPF confirms the economic role as: "helping to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure."

- 5.19 The development would result in some short-term economic benefits as part of any construction work for the dwellings and in the longer term by spending from the future occupants of the dwellings which could support local services and facilities. It is therefore considered that the scheme would bring forward a small level of economic benefit.
- 5.20 The NPPF confirms the social role as “supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”
- 5.21 The site is within the defined settlement limit for Sprowston and is within a sustainable location close to a number of local services and facilities. The additional dwellings would also be liable to pay towards the Community Infrastructure Levy and it is considered that this proposal would bring forward a modest social benefit on the basis of its contribution to the supply of homes and benefits to the viability and vitality of Sprowston.
- 5.22 The NPPF confirms the environmental role as “contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”
- 5.23 In assessing the environmental role, the site is within a sustainable location and the development is considered to have a neutral impact on the general character and appearance of the area and local residents’ amenities. It is therefore considered that the proposal will provide environmental benefits on the site.
- 5.24 Overall, the application will provide economic, social and environmental benefits and represents an acceptable form of development in a sustainable location that will not undermine the provisions of the development plan. It is also considered that the development will not result in demonstrable harm to the general character and appearance of the area, the adjacent woodland at Cottage Plantation, residential amenity or highway safety. Accordingly, given the presumption in favour of sustainable development the proposal is, on balance, considered acceptable subject to conditions. The application is therefore recommended for approval.

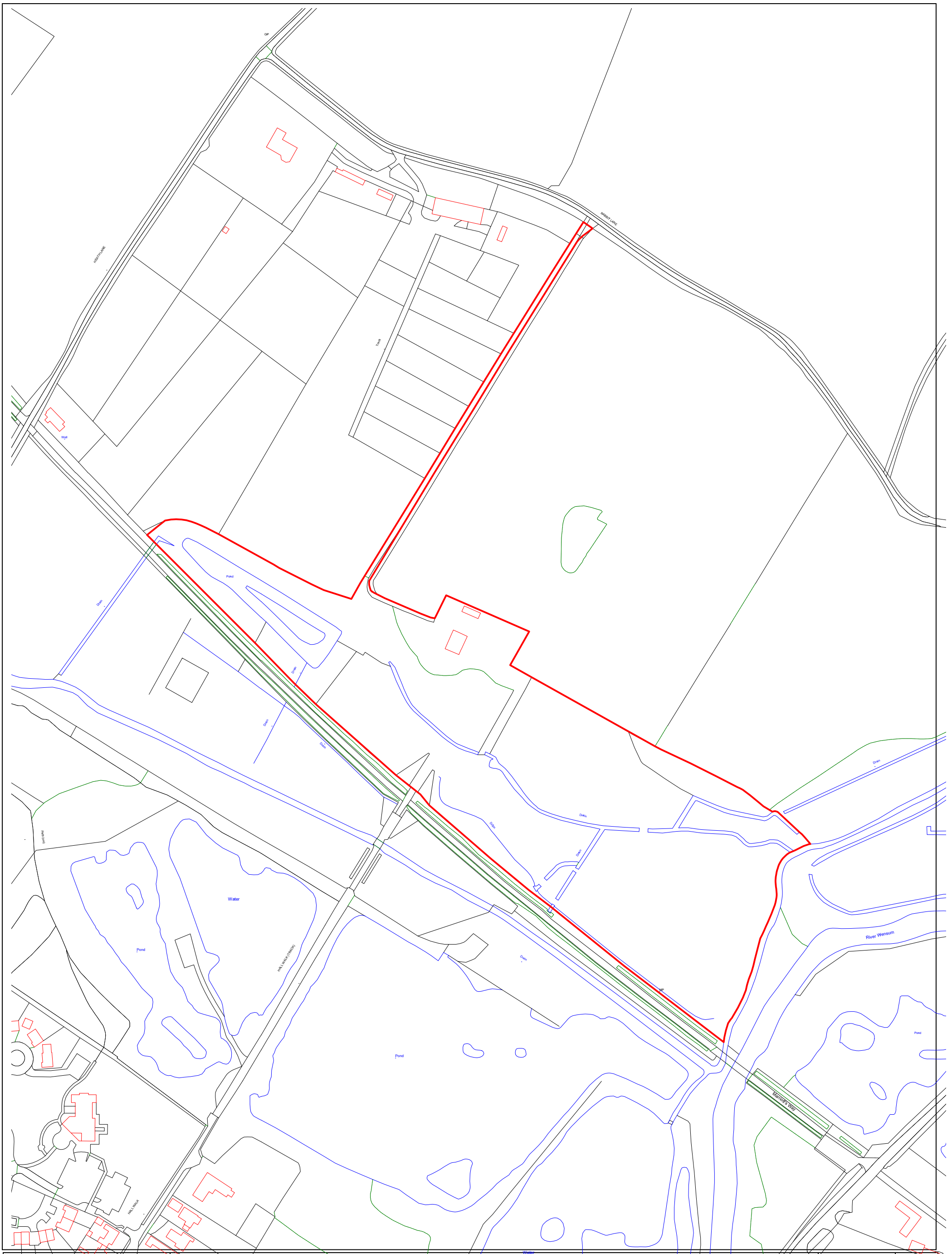
Recommendation: **APPROVE**, subject to the following conditions:

- (1) TL04 – Application for “reserved matters” must be made to LPA within 3 years
- (2) RM01 – Details of what reserved matters application shall include

- (3) AD01 - In accordance with plans and documents
- (4) HC09 – Access to be widened
- (5) HC11 – no gates or means of obstruction across access
- (6) HC21 – access, parking and turning area to be laid out as on plans
- (7) L09 – All works to be carried out in accordance with the TPP and AMS
- (8) DR04 - Surface water drainage details to be submitted with reserved matters application

**Contact Officer,
Telephone Number
and E-mail**

Christopher Rickman
01603 430548
christopher.rickman@broadland.gov.uk



Application No: 20191879
Stillwater Farm, Rabbit Lane, Great Witchingham, NR9 5GB

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2011. Ordnance Survey Licence number 100022319.

Scale:
1:2455

Date:
27-Jan-20



Application No: [20191879](#)
Parish: **Great Witchingham**

Applicant's Name: Ms T Buckenham
Site Address: Stillwater Farm, Rabbit Lane, Great Witchingham, NR9 5GB
Proposal: Paragraph 79 Proposal for the conversion, renovation and extension to a historical barn – to include extensive landscape rehabilitation programme and works

Reason for reporting to committee

The recommendation for approval is contrary to the current development plan policies

Recommendation summary:

Approve subject to conditions

1 Proposal and site context

- 1.1 The site is located north of the settlement limit of Great Witchingham with its access from Rabbit Lane. The site is adjacent and north of Marriott's Way and the River Wensum.
- 1.2 The site lies outside of the defined settlement limit; however the site is within close proximity as the nearest settlement boundary (Great Witchingham) is 400 metres to the south.
- 1.3 Access to the site is from Rabbit Lane. The proposed dwelling is proposed to be set back from the road via a long drive running approximately 300 metres in length.
- 1.4 Marriott's Way is located approximately 100 metres to the south west of the building. The site will be partially visible from this public footpath yet the building itself is well screened with mature trees and vegetation.
- 1.5 The site contains a historical barn on the site which is in a poor state of repair and has been partially collapsed during a storm in 2017. This proposal seeks to restore and preserve the historical barn and to create a residential dwelling, also with contemporary designed extensions.
- 1.6 The building has been designed in a sympathetic way to restore the historic nature of the barn and the wider site. The site had a former wall running through the building which was partially collapsed during a storm in 2017, this wall was believed to be separate from the former Hall on the site and the agricultural barns, although not much is known about the former Hall on this

site. This proposal is to reinstate a wall in the same location as the previous wall, which will appear to run through the proposed dwelling. The new wall will be constructed from gabions filled with locally sourced small field flint.

- 1.7 The proposed dwelling will comprise a number of small contemporary designed extensions from the barn. The ground floor will comprise a boot room, laundry room, entrance hall, study, w/c, pantry to the north of the new gabion wall and within the existing barn structure. The extensions to the north facing elevation will comprise of two bedrooms, a bathroom and a dressing room/office. To the rear, extensions will comprise of a sitting room, kitchen / dining area and a snug. The first floor will comprise of two bedrooms with en-suites, one within the barn, with the master bedroom containing a dressing room. The master bedroom, on the first floor, will contain an internal balcony which overlooks land in ownership of the applicant.
- 1.8 The proposed dwelling will have a mixture of external materials. The original barn will be repaired and repointed where necessary. New materials consist of black metal roof panelling, some of which will be lasercut, and timber boarding. Some of the original brickwork will remain in place on sections of the original barn.
- 1.9 It is proposed to have green roofs and solar panels on top of the ground floor single storey elements.
- 1.10 The site is outside the settlement limit that has been defined for Great Witchingham and is in a countryside location. On that basis, the application has been submitted for consideration under paragraph 79 of the National Planning Policy Framework (NPPF).

2 Relevant planning history

- 2.1 [20160689](#): Change of use of agricultural building to dwelling (prior approval). Required and granted 15 June 2016.
- 2.2 [20191213](#): Temporary permission for residential caravan. Approved 4 October 2019.

3 Planning Policies

3.1 National Planning Policy Framework (NPPF)

NPPF 02 : Achieving sustainable development
NPPF 04 : Decision-making
NPPF 05 : Delivering a sufficient supply of homes
NPPF 06 : Building a strong, competitive economy
NPPF 09 : Promoting sustainable transport
NPPF 12 : Achieving well-designed places

NPPF 14 : Meeting the challenge of climate change, flooding and coastal change

NPPF 15 : Conserving and enhancing the natural environment

NPPF 16 : Conserving and enhancing the historic environment

3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets

Policy 2 : Promoting good design

Policy 6 : Access and Transportation

Policy 17 : Small rural communities and the countryside

3.3 Development Management Development Plan Document (DM DPD) 2015

Policy GC1: Presumption in favour of sustainable development

Policy GC2: Location of new development

Policy GC4: Design

Policy EN1: Biodiversity and habitats

Policy EN2: Landscape

Policy TS3: Highway safety

Policy TS4: Parking guidelines

Policy CSU5: Surface water drainage

4 Consultations

4.1 Great Witchingham Parish Council:

No objections

4.2 Norfolk County Council, Minerals and Waste Planning Authority:

No specific comments to make.

4.3 Norfolk County Council, Highways Authority:

In line with previous comment (20160689 etc) I have no objection to this proposal.

20160689 comments:

This is a substantial former agricultural building which has existing vehicular access to the highway and is in a condition capable of engendering some degree of traffic movements to and from the site. Accordingly I have no objections.

4.4 Norfolk County Council, Natural Environment Team:

The Ecological Assessment (Hopkins Ecology; December 2019) submitted in

support of this application is fit for purpose. The Ecological Assessment (Hopkins Ecology; December 2019) highlights 'A shadow Habitats Regulations Assessment is presented in relation to the River Wensum Special Area of Conservation (SAC).

It will be necessary to ensure that the package sewage treatment plants design and location conforms to general binding rules with respect to the discharge of the treated water. The mitigation measures outlined in the Shadow Habitat Regulations Assessment in section 8 of the Ecological Assessment (Hopkins Ecology; December 2019) must be followed. We agree with the report that with the proposed mitigation the scheme is not likely to impact the site integrity of the River Wensum SAC. Subject to the proposed mitigation measures being adhered to in the Ecological Assessment (Hopkins Ecology; December 2019), we recommend Broadland DC as the competent authority (as defined by the Habs Regs) adopt the Habitats Regulations Assessment (Hopkins Ecology; December 2019).

The site is located within Natural England's SSSI Impact Risk Zone (IRZ) and therefore Natural England should be consulted on this application.

If you are minded to approve this application, we recommend that you condition the following: The proposed development must proceed in-line with the mitigation measures outlined in the Ecological Assessment (Hopkins Ecology; December 2019) including mitigation measures outlined in section 8 (Habitats Regulations Assessment) and a detailed inspection by a suitably qualified ecologist of cavities and voids identified in the Ecological Assessment (Hopkins Ecology; December 2019) prior to the pointing of any cavities or voids to confirm that bat(s) are not present. Biodiversity enhancement - Prior to the commencement of development, a biodiversity enhancement plan shall be submitted and approved in writing by the local planning authority, detailing the enhancement measures for biodiversity on site. The biodiversity enhancement plan should include numbers and locations of bird boxes, bat boxes, habitat enhancements. The measures shall be carried out strictly in accordance of the approved scheme."

Bats - Informative "Occasionally European protected species, such as bats, can be found during the course of development even when the site appears unlikely to support them or after an ecological survey has found no previous evidence of them. In the event that this occurs, it is advised that the developer stops work immediately and seeks the advice of a suitability qualified ecological consultant."

4.5 Broadland District Council, Pollution Control Officer:

I've had a read through the information that has been submitted and based on this information I see no reason to require any further assessment.

4.6 Broadland District Council, Senior Conservation and Design Officer:

The site contains an existing historic barn and is considered likely to be the

site of a dwelling historically known as Witchingham Old Hall (not to be confused with Witchingham Great Hall), although limited information is available on exactly where the building was within the site or the extent of the building.

The comprehensive 'statement of significance' outlines the history of the site (which is known) in more detail. There are several unusual characteristics of the barn and the site that lend credence to this being the site of a higher status dwelling. The historic long avenue leading to the site from the village (severed by the railway line in the C19), drainage diversions of the river, and unusual details on the existing barn including evidence of drip moulding on the west elevation, reused chamfered timbers, and a pointed gothic brick arch in the north gable. There is also a later attachment of a 'folly' polite elevation to the south elevation of the barn, unfortunately the part that fell down in the 2017 storm, which indicated that the site was likely to be or have been in the estate of high status owner and that the land by the river may well have been the rural equivalent to a picturesque pleasure garden?

The storm in 2017 unfortunately made a partial ruin of the barn with the loss of significant brickwork to the south elevation. This meant that the previous permission for conversion of the barn to a house was unable to be implemented.

Since the proposed dwelling is in a relatively unsustainable location within 'open countryside' in policy terms, permission is now being sort under paragraph 79 of the NPPF.

The paragraph sets out:

e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area. The site is unusual in terms of its present and existing characteristics. The exact timeline and history of the site in terms of habitation and use is uncertain, however it is clear that the site has had a building of some significance and that there was some architectural 'intent' in terms of design of the buildings rather than being merely functional and utilitarian structures associated with agricultural activities and England's Farm to the west.

The proposed new design re-introduces a habitable building to the site, whilst preserving historic features such as the threshing barn door that dates from agricultural use. It introduces a new contemporary and thermally efficient cement and metal 'box' within the ruins, which helps to maintain a clear distinction between new and old. Existing features such as the daisy wheels will be preserved and viewed from 'internal windows.' Existing timbers will be reused within the building – a repeat of the past re-use of timbers which took place with past changes of use and remodelling of the structure.

There is no longer agricultural use of the buildings, and now that they are partially ruinous it is only a matter of time before they fall into a further state of disrepair, being very exposed to the elements. The building requires a viable use, and I consider that the retention of the existing ruinous historic fabric with the conversion to a dwelling will help preserve what remains and the connection that it has with the history of the site.

The landscaping of the land to the front lends itself to being a semi-managed natural area of landscaping which could be said to be of great picturesque beauty – but one that currently feels lacking without a focal point from which the landscaping can be viewed.

The existing barn could be considered to some extent to be a picturesque ruin, however it is its unusual retention of historic features from past uses that are of most interest. These are only visible at closer inspection, and the overall form and appearance of the building is now quite simple (with the loss of the south elevation) when viewed from a distance.

With regard to the design concept, I consider that it is a good example of conversion of a ruinous barn, maintaining the character of the partially ruinous structure, whilst introducing new design and materials that create a contemporary modern dwelling. If the design is well executed in construction, it will be a good example to raise the standard of such building conversions in rural areas.

I also consider that designing a building that provides a focal point for the spaces and one that is designed in a manner that relates well and integrates with its landscape to the south, in other terms it will be sensitive and well considered.

With regard to the design of the screen wall, an important wall in the past separation the more 'polite' landscaping to the south from the more functional agricultural activities on the north side, my suggestion would be to not have the gabion design containing large rocks – which do not relate well to Norfolk vernacular. I would suggest either reverting back to the original red brick wall (a good red brick multi could be chosen) or to have gabions of field flints, which is a local material and one that is found readily in rural areas in the fields/soil. This would be need to be quite small flints.

Also, since the relationship of the house to the wider setting is critical to the design, I would suggest placing a condition to remove permitted development rights for subdivision or erection of fences within the site. Also, I would suggest removing permitted development for extensions – principally to south side, which in this case could be considered the principal elevation where further extensions could affect how well the design relates to and is sensitive to the landscape character of the site, and also the north elevations where it could affect the character of the retained barn structure.

Conclusion

I consider that the unusual characteristics of the site lend themselves well to re-establishing a habitable dwelling on the site. If the design is executed with attention to detail, the house could be considered by the viewer as an outstanding design in consideration of its rural context and relationship to the landscaping, and one that would be used as an example for other similar ruin conversions in the rural area. The house has been designed to relate to its context, retaining historic features of interest and creating a clear division between the modern and old, whilst creating a south frontage that compliments and relates well to the landscape setting to the south. With the change to the gabion wall materials, the house can be considered sensitive to the area. It will also be important to condition design detail to ensure that the building is built as per the design intention given with the paragraph 79 permission.

4.7 Broadland District Council, Historic Environment Officer:

This historic barn, an undesignated heritage asset, is the only remaining building on the site of the former Witchingham Old Hall which was demolished in the 19th century. The application, which is for the conversion and extension of the barn for residential use, makes the barn the central feature of the scheme and does not overwhelm its former agricultural character. The barn is an undesignated heritage asset which is in very poor condition and it is likely to be lost completely unless a new use can be found for it. I welcome this application which will enable this historic interesting site to be better understood and will ensure the survival of the last remains of the building into the future.

4.8 Broadland District Council, Conservation Officer (Arboriculture & Landscape):

- An Arboricultural Impact Assessment (AIA) was undertaken by A T Coombes Associates Ltd in November 2019, this has considered the constraints the existing trees pose to the development proposals and details the measures that must be implemented to ensure the trees are protected during any demolition or construction works.
- A single tree T5 Hawthorn (Cat B) is shown for removal to allow the construction of a decking area, it is proposed that a replacement heavy standard Hawthorn is planted and maintained for 5 years until it is established, as mitigation, which is acceptable.
- Details of the proposed service routes were not available at the time the AIA was produced, it will be essential that the methods detailed within section 5.6 of the report are followed to ensure the Root Protection Areas (RPA's) of the retained trees are safeguarded.
- Similarly the construction of the new access route is shown within the RPA of T7 & G4, and the use of a three dimensional cellular confinement system will be required in the design of the road where this is located within the RPA's, it has also been highlighted that some remedial crown lifting and canopy reduction works will be required to T7 Goat Willow (Cat

B) & G4 Goat Willow & Hawthorn (Cat B) to provide clearance from the road.

- In summary I have no objections to the development proposals from an arboricultural perspective if the recommendations within the AIA are implemented, the details of Tree Protection Plan (TPP & Arboricultural Method Statement) should be conditioned.

4.9 Environment Agency:

We have reviewed the application as submitted and are raising a holding objection on foul drainage grounds because the proposal involves the use of a non-mains foul drainage system in circumstances where it may be reasonable for the development to be connected to a public sewer but no justification has been provided for the use of a non-mains system.

Comments following submission of a justification statement:

We are removing our holding objection to this application.

Having assessed the various factors against connection to the mains foul sewer network outlined by the applicant's architects, we agree that the installation of a package sewage treatment plant (PTP) with associated discharge controlled by an environmental permit is the most practical and appropriate option for this site.

Although the property boundary is technically within the 30m requirement to connect to the mains foul sewer, the site constraints detailed below make this impractical to achieve. The topography of the site, with the mains foul sewer sitting above the property, would require sewage to be pumped rather than fall under gravity to the sewer. This, combined with the various water features present between the property and the main sewer, would make the requested connection difficult and expensive, and could potentially damage the restoration works already completed at the site. We are therefore satisfied that any potential environmental impact from the proposed PTP discharge would be adequately controlled by an environmental discharge permit.

4.10 Norwich Airport:

The proposed development has been considered, and we find that provided it is constructed as shown on the drawings and plans attached to the Application, and at the OSGB Grid Coordinates indicated, Norwich Airport would offer no aerodrome safeguarding objections to the Application.

4.11 Natural England:

No response received.

Other Representations

4.12 Comments from Primrose Farm, Heath Lane, Great Witchingham:

We do not have any comments or objections to the proposed developments and recommend the BDC planning committee approve the proposed development.

5 Assessment

Key Considerations

- 5.1 • Whether there are material considerations sufficient to outweigh the presumption of determining the application in accordance with the provisions of the development plan – in this instance whether it is appropriate to build a new dwelling outside of a defined settlement limit.
- 5.2 • The impact of the development on the character and appearance of the area.
- 5.3 • The impact of the development on residential amenity.
- 5.4 • The impact of the development on highway safety.

Whether there are material considerations sufficient to outweigh the presumption of determining the application in accordance with the provisions of the development plan – in this instance whether it is appropriate to build a new dwelling outside of a defined settlement limit.

- 5.5 The main issues to be taken into consideration in the determination of this application are an assessment of the proposal against the policies of the Development Plan, the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) and whether the merits of the application warrant granting it planning permission outside of a defined settlement limit. Also key is the impacts of the development on the character and appearance of the area, residential amenity and highway safety.

Paragraph 79 of the National Planning Policy Framework

- 5.6 As noted in paragraph 1.2 of this report the application site is situated outside of a defined settlement limit in a rural location. The application has been submitted as an example of a dwelling that meets the guidance set out in paragraph 79 of the NPPF, a material consideration that can be given weight contrary to the Development Plan, where the design should be of exceptional quality.
- 5.7 The relevant part of paragraph 79 states that new isolated homes in the countryside should be avoided unless there are special circumstances such as the exceptional quality of the design of the dwelling. Such a design should:

- be truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- Significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

To meet this test, all four aspects of Paragraph 79 (e) need to be met. This has been made clear by Planning Inspector's decisions when considering appeals against the previous Paragraph 55 requirements. On the basis of the above, the following assessment seeks to establish whether the scheme meets the four aspects of Paragraph 79 of the NPPF.

Be truly outstanding or innovative, reflecting the highest standards of architecture

- 5.8 The proposed scheme for the renovations and extensions to the historic barn have been subject to pre-application consultation with advice given from council officers. During pre-application discussions, a number of schemes were put forward for consideration which has been revised several times before the design of this current proposal. Each proposal sought to convert and renovate the barn to restore and preserve the historic nature. It was the opinion of council officers that the barn should remain a main feature of the final design with additions and extensions being subservient to the original structure.
- 5.9 Given the criteria of paragraph 79, it was considered necessary to seek comments from the Senior Conservation and Design Officer. The consultation response from this officer is contained within paragraph 4.6 of this report. By way of summarising these comments, the advice given was that this proposal would be of an outstanding design within the context of the wider landscape as well as an example for other local rural architecture for conversion of ruinous barns.
- 5.10 The Senior Conservation and Design Officer has concluded that the proposal could be supported on design grounds to meet the strict criteria set out in paragraph 79 of the NPPF. Officers are in agreement with the recommendations from the Senior Conservation and Design Officer and with conditions to ensure the external materials and detailing are of a high quality; the design should be outstanding and achieve a high standard of architecture.

Helping to raise standards of design more generally in rural areas

- 5.11 The Senior Conservation and Design Officer comments that the design of the proposal would raise design standards of ruinous barn conversions in the rural areas. They go on to state that this proposal would be an example for other sites which are considering a similar proposal.

- 5.12 Taking the above into account it is considered that the proposed dwelling would achieve a high standard of design and demonstrate quality above that of other dwellings more commonly seen in rural areas. It is therefore considered that the application complies with this point within paragraph 79.

Significantly enhance its immediate setting

- 5.13 As part of the ongoing works on the site, a large amount of rehabilitation and landscaping works at the site has enhanced the immediate setting of the site. These works ensure the site provide a sustainable landscape which can be semi-managed as well as let nature thrive.
- 5.14 The Senior Conservation and Design Officer has commented that the landscape is an important feature within the design of this paragraph 79 planning application. The well designed building, amongst the landscape, provides an attractive focal point and it's considered that it relates well and integrates with its landscape to the south of the site and will be sensitive and well considered.

Be sensitive to the characteristics of the area

- 5.15 The design of the dwelling incorporates and preserves the historical nature of the remaining barn on the site. The restoration works to the landscape are being undertaken in a sensitive nature, taking advice from experts and appropriate bodies.
- 5.16 The fact that the proposed dwelling will make use of and preserve a historic barn, which is in a ruinous state, is sympathetic to the fact this proposed dwelling is located in a rural area which would typically contain agricultural buildings. Incorporating the barn into the design is a way that the proposal has been designed sensitively and sympathetically to the characteristics of the area. This is an example of how the design is sensitive to the defining characteristic of the area.

The impact of the development on the character and appearance of the area

- 5.17 There are a number of established trees within the large site within the applicant's ownership. Given the amount of natural screening and vegetation around the sites boundaries, the proposed dwelling will not be readily seen from any public vantage points.
- 5.18 The proposed improvements to the site, including the conversion and extensions to the existing barn, will enhance and improve the appearance of the area as a whole as the site was previously overgrown and had not been maintained for many years. The appearance of some elevations will remain in the style of the agricultural building which exists on the site which will not have a detrimental impact on the overall character and appearance of the area.

The impact of the development on residential amenity

- 5.19 Given the isolated location of the site, and the fact the nearest neighbouring property is over 300m away with natural screening around the site, there should be minimal impact on any nearby properties. The dwelling will not result in any overlooking issues and no neighbouring properties are considered to overlook the proposed dwelling or the land in the applicant's ownership. The proposal in relation to size and scale, is deemed appropriate for the site and should not appear overbearing. The application is therefore not considered to result in any detrimental impact upon neighbour amenity and is therefore considered to accord with Policy GC4 of the DM DPD.

The impact of the development on highway safety

- 5.20 The dwelling is to be accessed via an existing access, track from Rabbit Lane. This access has been in association with the previous use of the site which was agricultural. The existing site access is approximately 300 metre down to the proposed dwelling which will be surfaced with recycled tarmac sourced from a local supplier. A condition is proposed to be added to the decision notice for details of this surface to be submitted to and approved by the Local Planning Authority prior to the first occupation of the dwelling.
- 5.21 As part of the consultation period, Norfolk County Council in their capacity as the Highways Authority was consulted on the application. They refer to a previous application on the site (20160689) which was granted Class Q permitted development approval for the conversion of the barn to a residential dwelling. As part of this application they raised no objections given the existing site access was to be utilised and this was deemed an appropriate access for some degree of vehicular movements. There will be ample room for parking at the site and overall it is considered that the proposal complies with Policies TS3 and TS4 of the DM DPD.

Other Issues

- 5.22 During the course of the application, the planning agent confirmed that the gabion wall will be filled with small locally sourced flint. This is in response to the Senior Conservation and Design Officers comments on the original submission and use of gabion wall.
- 5.23 Norfolk County Council in their capacity as the Natural Environment Team who comments on the ecology at the site, has requested conditions and one informative and it is deemed appropriate to include these as part of the decision notice.
- 5.24 It is considered necessary to include a number of conditions as suggested by standard consultees as part of the consultation period.
- 5.25 Conditions to restrict the permitted development rights for the property are

necessary to protect and preserve the historic nature and landscape of the site.

- 5.26 Details of the external materials to be used in the construction of the dwelling are required prior to works commencing on site. Furthermore, it is deemed appropriate to require details of the solar panels which are due to be installed as shown on the submitted site plan.
- 5.27 The submitted site plan shows a structure to the west of the proposed dwelling yet no details of this has been submitted. It has been agreed with the planning agent to include a condition to confirm this permission does not grant planning permission for the outbuilding as shown and the details of this are to be submitted and approved by the Local Planning Authority.

Conclusion

- 5.28 The planning balance should consider whether the benefits associated with the development outweigh the harm. In having regard to all matters raised, it is considered that although the site is outside of a defined settlement limit where development is normally restricted, the dwelling proposed by this application meets the requirements of paragraph 79 of the NPPF by virtue of its outstanding design, it reflecting the highest standards in architecture, it significantly enhancing its immediate setting and being sensitive to the defining characteristics of the local area. It will have an acceptable impact on the landscape character of the area and will not cause harm to any residential amenity or the satisfactory functioning of the highway network. Overall, it is considered that the benefits of an outstanding design that is responsive to its context outweighs the limited harm arising and that the application represents an acceptable form of development. Accordingly, the officer recommendation is that the application is approved.

5.29 This application is liable for Community Infrastructure Levy (CIL)

Recommendation: **APPROVE**, subject to the following conditions:

- (1) Time limit (three years).
- (2) Development to be carried out in accordance with approved plans.
- (3) Removal of permitted development rights for Schedule 2, Part 2, Class A (Gates, Fences, and Walls etc.) and Class C (Exterior Painting).
- (4) Removal of permitted development rights for Schedule 2, Part 1, Class A (Extensions), Class B (Additions to Roof), Class C (Roof Alterations), Class D (Porches), Class E (Outbuildings), Class F (Hard Surfaces) and Class G (Chimneys).
- (5) Works shall be carried out in accordance with AIA,

- TPP and AMS.
- (6) Ecological Assessment, mitigation measures (bats).
 - (7) Prior to the installation of solar panels, details to be submitted and approved.
 - (8) Prior to commencement, Biodiversity Enhancement Plan to be submitted and approved.
 - (9) Prior to commencement, Details of external materials to be submitted and approved.
 - (10) Prior to first occupation, details of the materials to be used in the laying of the track between Rabbit Lane and the site shall be submitted and approved.
 - (11) Within two months of completion of the dwelling, the mobile home shall be removed from the site.
 - (12) Notwithstanding the approved plans, this application does not give permission to the outbuilding shown on Dwg No 18005_03_004 Proposed Site Plan. Details of this are to be submitted and approved.

**Contact Officer,
Telephone Number
and E-mail**

Ellie Yarham
01603 430136
ellie.yarham@broadland.gov.uk

Planning Appeals: 21 December 2019 – 24 January 2020

Appeal decisions received

Ref	Site	Proposal	Decision maker	Officer recommendation	Appeal decision
2018enf125 and 20181087	11 East Avenue Brundall	Annexe occupied separately	Delegated	Permission refused and Enforcement Notice served	Permission granted for one year and Enforcement Notice varied
20182036 and 20182039	Weston Hall, Weston Longville	Conversion of barn into one dwelling (including demolition works) and erection of 7 dwellings without complying with a condition attached to 20171035 to demolish an existing bungalow	Delegated	Refusal of Listed building consent and refusal of planning permission	Both appeals dismissed

Appeals lodged

Ref	Site	Proposal	Decision maker	Officer recommendation
20171386	Land east of Memorial Hall, Brundall	Hybrid application for up to 170 dwellings	Committee	Approval

PLANNING COMMITTEE

5 February 2020

Final Papers

**Page
Nos**

Supplementary Schedule

57 - 58

Attached is the Supplementary Schedule showing those representations received since the Agenda was published and other relevant information

DEMOCRATIC SERVICES

Broadland District Council

Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU

Tel: 01603 430428

Email: cst@broadland.gov.uk

SUPPLEMENTARY SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Plan No	Application No	Location	Update	Page Nos
1	20191788	Glebe Farm, Holt Road, Horsford, NR10 3AG	<p>The following comments have been received from the Council's Economic Development Officer:</p> <p>'I note that there is an existing potato store on site and that this operates on what is currently agricultural land.</p> <p>The construction of Broadland Northway and the adjacent infrastructure has obviously had an impact on the operation and use of this piece of land and I would imagine that, at some future point, this land will potentially be designated for some alternative use, located as it is between the 'new' road and the main bulk of the settlement of Horsford. However, I appreciate that, at present, this is not the case and that giving planning permission for the use could undermine current planning policies.</p> <p>From a purely business viewpoint, the potential for employment use in this location would be supported as the site is close to Horsford and has good access links onto the new infrastructure. However, I do understand that, at the moment, this may not be possible due to planning constraints.'</p> <p>It is considered that these comments do not have any impact on the recommendation made within the committee report.</p> <p>The applicant has also contacted the Local Planning Authority to</p>	16 - 28

			<p>state that they would be happy to restrict the hours of operation to between 06:00 and 20:00 and also allow no entry into the site between the hours of 08:00 and 09:00 and 16:30 and 17:30. This is to help to avoid entry to the site during peak traffic times.</p> <p>The hours of operation could be restricted, however it is considered that it would be difficult to restrict access to the site within certain hours of the day and notwithstanding this, neither the Highway Authority nor the Local Planning Authority have raised concerns regarding the impact upon the traffic in the area. With this in mind, it is considered that even if the hours of operation were restricted, the concerns around the location of the site and impact on the general character and appearance of the area still remain. Therefore, these latest comments do not have any impact on the recommendation made within the committee report.</p>	
--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--