

# Planning Committee

## Agenda

### Date

Wednesday 4 September 2019

### 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 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](mailto:sara.utting@broadland.gov.uk)



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### The Openness of Local Government Bodies Regulations 2014

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

**A G E N D A**

**Page No**

- |          |   |                |
|----------|---|----------------|
| <b>1</b> | <b>To receive declarations of interest under Procedural Rule no 8</b>                                 |                |
| <b>2</b> | <b>Apologies for absence</b>  |                |
| <b>3</b> | <b><u><a href="#">Minutes of meeting held on 7 August 2019</a></u></b>                                | <b>5 – 14</b>  |
| <b>4</b> | <b>Matters arising therefrom (if any)</b>   |                |
| <b>5</b> | <b>Applications for planning permission to be considered by the Committee in the following order:</b> |                |
|          | <b><u><a href="#">Schedule of Applications</a></u></b>  | <b>15</b>      |
|          | <b>Planning Applications</b>  | <b>16 – 69</b> |
| <b>6</b> | <b><u><a href="#">Planning Appeals (for information)</a></u></b>                                      | <b>70</b>      |

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.

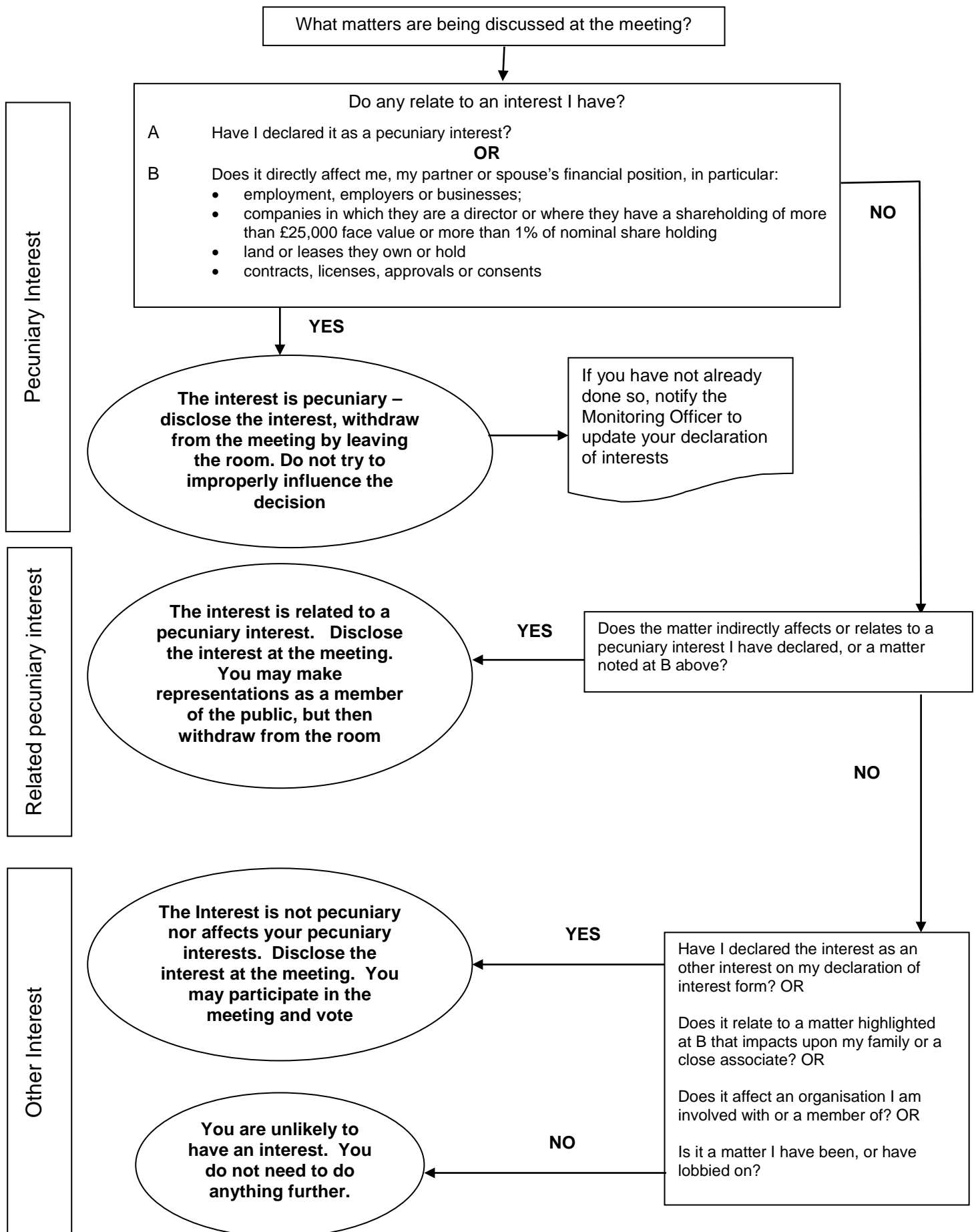
Is the interest not related to any of the above? If so, it is likely to be another interest. You will need to declare the interest, but may participate in discussion and voting on the item.

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 7 August 2019** 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

Mr K G Leggett  
Mr J M Ward

The following Members attended the meeting and spoke with the Chairman's concurrence on the items shown:

Mr Kelly                      Minute no: 22 (76 Sandy Lane, Taverham)  
Mr Murrell                  Minute no: 25 (Recreation Ground, Thieves Lane, Salhouse)  
Mr Snowling               Minute no: 23 (Shiels Court, 4 Braydeston Avenue, Brundall)

Also in attendance were the Assistant Director of Planning; Senior Planning Officer (CJ) for Minute nos: 21 & 22); Senior Planning Officer (HB) for Minute nos: 23-25 and the Senior Committee Officer. Mr Bizley, the Council's viability consultant, attended for Minute no 21.

### **18 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8**

<b>Member / Officer</b>	<b>Minute No &amp; Heading</b>	<b>Nature of Interest</b>
Senior Committee Officer on behalf of officers and Members	Minute no: 22 (76 Sandy Lane, Taverham)	Acquainted with the objector as she was a former District Councillor (retired May 2019)
Mr Snowling	Minute no: 23 (Shiels Court, 4 Braydeston Avenue, Brundall)	Owned the adjacent property (no: 4 Braydeston Avenue). Disclosable pecuniary interest so left the room during discussion and voting.

### **19 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Ms Grattan, Mrs Karimi-Ghovanlou, Mr Moncur and Mr Riley.

### 20 MINUTES

The Minutes of the meeting held on 10 July 2019 were confirmed as a correct record and signed by the Chairman.

*In respect of the decisions indicated in the following Minutes (nos: 21 to 25), 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.*

### 21 APPLICATION NUMBER 20182043 – LAND OFF MANOR ROAD AND MANOR ROAD, NEWTON ST FAITHS

The Committee considered an application for the demolition of an existing dwelling (no: 156) and the erection of 69 dwellings and associated infrastructure and landscaping on land off Manor Road and Manor Road itself in Newton St Faiths. The development would be served by a single point of access onto Manor Road onto a 4.8m wide estate road with 1.5m wide footpaths to either side. The proposal provided for 10% affordable housing provision (equating to seven dwellings) and a viability appraisal had been submitted to justify this level of provision.

In presenting the application, the Senior Planning Officer advised the Committee that the objection from Mr Jeans had attached to it three emails which were correspondence between Mr Jeans and planning officers relating to his application on the adjacent site. As officers did not consider the content of these emails to materially affect the acceptability of the application under consideration by the Committee, they had not been published as part of the committee papers.

The application was reported to committee as it was contrary to the Development Plan and also due to the level of affordable housing being proposed, and the recommendation was to approve.

The Committee received the report of the Council's viability consultant and letters of objection from both the agent and applicant for application 20181525, all as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of Mr Jeans (applicant for adjacent site - 20181525) and Mr Jennings (Mr Jeans' planning advisor) objecting to the application, at the meeting.

The site had been allocated under Policy HNF1 of the Site Allocations Development Plan Document 2016 and, therefore, the principle of development was considered to be acceptable. However, the site boundaries were not wholly contiguous with the allocation as the site included the curtilage of no: 156 Manor Road instead of no: 154 and therefore the "wrong"

dwelling would need to be demolished to provide access to the site. The majority of no: 156 was within the settlement limit but part of the rear garden was outside the settlement limit and also the boundaries of the site allocation.

It was this element which led the application to be contrary to Policy GC2 of the Development Management DPD. Members noted that the applicant was a house builder and was in advance discussions with the owners of no: 156 to purchase the property. Due to complexities with multi parties involved in the land deal for the whole site, to renegotiate the deal to reflect the boundaries of the allocation would significantly delay of housing on this site. It was considered that a refusal on the grounds that a small part of the site was outside of the allocation could not be justified.

In terms of the provision of affordable housing, Members acknowledged that the Council's viability consultant had discussed with the applicant the costs and assumptions they had made, taking account of the abnormal costs associated with the application (eg drainage issues requiring a pumping station, offsite highway improvements, demolition and remediation of buried asbestos) and the figures had been robustly challenged. However, it was considered that further clarification was needed particularly in terms of the some of the inputs and assumptions of land value as if there was potential for variation this could then potentially increase the percentage of affordable housing. The Senior Planning Officer assured the Committee that the proposed Section 106 Agreement would include a claw-back provision so that if the scheme did prove to be more viable than currently indicated, then this would result in a requirement for the applicant to pay a commuted sum. However, notwithstanding the advice and assurances from both the Council's viability consultant and the Assistant Director of Planning, Members considered that they were currently unable to determine the application.

Accordingly, it was

**RESOLVED:**

to defer consideration of application number 20182043 to enable further analysis of the figures provided in the viability report

*The Committee adjourned at 10:29am and reconvened at 10:33am when all of the Members listed above were present.*

## **22 APPLICATION NUMBER 20190807 – 76 SANDY LANE, TAVERHAM**

The Committee considered an application for the erection of a two storey side extension and a single storey rear extension at 76 Sandy Lane in Taverham. The two storey element would be partially over the existing attached garage on the northern elevation of the dwelling towards the neighbour at no: 78; the rear extension would also be towards the northern boundary and the side

extension was designed with a projecting gable to the front and would be the same width of the existing attached garage.

The application was reported to committee at the request of one of the Ward Members for the reasons given in paragraph 4.4 of the report.

The Committee received the views of the occupiers of no: 74 Sandy Lane who did not object to the proposals, as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of Mrs Bannock of no: 78 Sandy Lane, objecting to the application, at the meeting. Mr Kelly, one of the Ward Members, expressed his concerns on the application, supporting the neighbour's objections.

The site was located within the settlement limit where the principle of development was considered to be acceptable, subject to an assessment of the impact of the proposals. It was noted that there was a mixture of house types located in the area with the two neighbouring properties being large, two storey detached dwellings. The Committee considered that due to the scale of the proposed side extension, it would not look out of character or alien to the setting of that part of Taverham.

The proposed extensions and alterations to the property were considered to be subservient features which would not impact significantly on the character and appearance of the property as it was felt that they had been designed in a manner which would respect the characteristics of the property. It was noted that the single storey rear extension would not be visible from the street scene and would have no impact on the appearance of the existing or neighbouring properties.

In terms of residential amenity, it was considered that, due to the siting, bulk and mass of the proposed extensions, together with the fact that the application site was at a lower level, the proposals would not result in an overbearing impact on no: 78 Sandy Lane. It was noted that a 1.8 metre high close boarded fence defined the boundary between the properties, which staggered along the garden as the land levels increased towards the rear of the site.

The Committee acknowledged that the adjoining neighbour's ground floor windows would be affected by the proposed two storey side extension, but the living room would not be significantly adversely affected as there was an existing large front window and a conservatory to the rear which would provide adequate daylight to the living room. Furthermore, the neighbour's concerns on loss of daylight to the conservatory were noted but it was considered that adequate light would still enter the conservatory over the top of the proposed extension, due to the change in levels. Accordingly, although it was accepted that there would be minor loss of daylight to the living room,



the Committee considered that this would be insufficient to warrant a refusal of the application.

In terms of sunlight, Members noted the distance between nos: 76 and 78 and the fact that the two storey extension would be the same height as the existing dwelling. Taking these factors into account, in combination with the orientation of the sun, it was noted that only a small amount of sunlight would be lost in late morning to midday. As such, this was considered insufficient reason to warrant refusal. Again, as the property at no: 78 was at a higher level than the application site, it was accepted this would enable no: 78 to receive adequate sunlight and daylight.

Finally, whilst the development was in relatively close proximity to the neighbouring property's side elevation, it was not considered to be overbearing due to the changes in levels which helped to reduce the overall impact.

In conclusion it was considered that the proposal represented an acceptable form of development and accordingly, it was

### **RESOLVED:**

To approve application number 20190807 subject to the following conditions:

- (1) Time limit (A1)
- (2) Plans and documents (E3)
- (3) External materials to match existing dwelling (E5)

### **23 APPLICATION NUMBER 20190569 – SHIELS COURT, 4 BRAYDESTON AVENUE, BRUNDALL**

The Committee considered an application for extensions to the existing care home at Shiels Court Care Home at 4 Braydeston Court in Brundall. The proposal comprised a first floor extension above an existing single storey building with a further two storey extension parallel to the southern boundary with the primary school. The proposed extension would provide additional accommodation in the form of 13 single bedrooms, employing an additional ten members of staff (additional three on site at one time) and would be built in context with the existing appearance of the buildings within Shiels Court. An additional four parking spaces would be provided.

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

The Committee received the additional comments from the Historic Environment Officer and the officer comment regarding the need for additional conditions on the provision of additional parking and details of materials, all as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of Mrs Cook of 9 Braydeston Avenue, objecting to the application at the meeting. Mr Snowling, one of the Ward Members, expressed his concerns on the application.

The site was located within the settlement limit and the existing building had been established as a residential care home for some time; therefore, the principle of development was acceptable, subject to other considerations.

A material consideration was the fact that planning permission had been granted on two separate occasions for an extension to the building (most recently 2013) but had not been implemented. The current scheme incorporated into its design elements of the earlier proposals and whilst the approved development had not been commenced, the fact that it formed part of the current scheme was of material consideration. Whilst it was acknowledged that the overall scheme was larger than the previous approval, and would utilise a greater area of the site, it was noted that it would be set back from the street scene, providing a good degree of separation from other buildings along Braydeston Avenue and the wider area. Furthermore, whilst outdoor amenity area space would be reduced, it was acknowledged that this had not been used effectively by residents due to its large size and a smaller, more usable garden space would be of greater benefit.

In terms of highway issues, Members noted the concerns which had been raised as part of the consultation process but noted that, in respect of the parking situation along Braydeston Avenue, this was a private road and therefore, could not be resolved through this planning application. The Committee noted that further parking on site was being proposed for staff members and this, in conjunction with working shift patterns and also some staff walking to work, would ensure the parking issues along Braydeston Avenue would not be exacerbated significantly as to warrant refusal of the application. Furthermore, the Committee noted that the applicant would be prepared to enter into a Construction Traffic Management Plan to ensure deliveries in association with the development would not occur during peak times, such as school drop off / pick up times to reduce the level of disruption to local residents and school / nursery users.

The Committee considered that the extension would improve the overall appearance of the building, which had been extended a number of times resulting in a variety of design styles, some of which were not considered to be of great merit. In addition, the extension would be of subservient scale and form to the original building and many of the existing materials and detailing would be matched. Therefore, on balance, the overall scheme was considered to be acceptable and would not lead to a significantly detrimental impact on the character and appearance of the area.

In terms of the impact on residential amenity, the Committee acknowledged that the additional built form would likely be visible from the front aspect of numbers 7, 9 and 11 Braydeston Avenue, but due to the distances involved (30m separation), there would be limited impact in terms of overlooking, overshadowing and loss of privacy. In addition, there were a number of mature trees present along that section of Braydeston Avenue, some of which were protected by a Tree Preservation Order, which would further reduce the impact of the development once built.

In conclusion it was considered that the proposal represented an acceptable form of development and accordingly, it was

### **RESOLVED:**

To approve application number 20190569 subject to the following conditions:

- (1) Time limit [A1]
- (2) Plans and documents [E3]
- (3) In accordance with AIA, TPP & AMS [NS]
- (4) Construction Traffic Management Plan [SCH 23B NS]

*The Committee adjourned at 11:20am and reconvened at 11:27am when all of the Members listed above were present for the remainder of the meeting.*

### **24 APPLICATION NUMBER 20190710 – LAND OFF HOWLETT’S LOKE, SALHOUSE**

The Committee considered an outline application for the erection of two detached bungalows on land off Howlett’s Loke in Salhouse. All matters were reserved for later approval. It was noted that an application for outline planning permission for four detached dwellings on land to the north of the application site had been granted approval on appeal in September 2018.

The application was reported to committee as it was contrary to policy as the site was outside of the settlement limit and the recommendation was to approve.

The Committee noted the officer recommendation for an additional tree condition, as reported in the Supplementary Schedule.

The majority of the site (with the exception of the access road) was located outside of, but adjacent to, the settlement limit for Salhouse where new development proposals would not normally be permitted unless they complied with a specific allocation and / or policy of the development plan. It was noted that the application site had not been allocated for housing but permission had previously been granted on the site for the erection of one dwelling

(20160367 and 20172054). Therefore, whilst contrary to Policy GC2 of the DM DPD, the site did benefit from an extant planning permission which was a material consideration.

The Committee noted that Salhouse was designated as a Service Village under Policy 15 of the JCS and was within walking distance of public transport (both rail and bus) and furthermore, the site to the north (also outside of the settlement limit) had been granted outline planning permission on appeal for the erection of four detached dwellings. These were further justification in favour of the application, subject to other considerations.

Members acknowledged the recommendation from the Highway Authority to refuse the application but noted that the site benefited from an extant permission for one dwelling (20172054) and the Highway Authority had not objected to that application, subject to conditions for access arrangements and parking provision and the access to the site remained the same. Furthermore, the Inspector had considered the highway officer's concerns on the nature of the road and the junction as part of the appeal for four dwellings (20171207) which had been allowed. Given the appeal decision, which was a material consideration, it was not considered a refusal could be substantiated for one additional dwelling.

In terms of the impact on the character and appearance of the area, it was considered that the development would not result in any adverse impact as it would be in keeping with the general pattern of development in the immediate locality and provide a positive contribution to the housing mix in Salhouse. In terms of residential amenity, due to the single storey nature of the proposed properties and the distances to existing properties, together with the existence of a group of mature trees along the south-west boundary (protected by a Tree Preservation Order) it was not considered there would be any significant detrimental impact.

Finally, in terms of the comments received from the BDC Contracts Officer in relation to bin storage and collection points, Members noted that these could be required as part of the Reserved Matters application.

In conclusion it was considered that the proposal represented an acceptable form of development and accordingly, it was

### **RESOLVED:**

To approve application number 20190710 subject to the following conditions:

- (1) Time limit [A5]
- (2) Submission of Reserved Matters application including details of refuse bin storage area [A3]
- (3) Plans and documents [E3]

**25 APPLICATION NUMBER 20190639 – RECREATION GROUND, THIEVES LANE, SALHOUSE**

The Committee considered an application for a Multi-Use Games Area (MUGA) measuring 34m by 18m on the playing field towards the north-east corner of the recreation ground at Thieves Lane in Salhouse. The playing area would be lined out for football, basketball, netball and tennis and whilst the existing mini-football pitch would be displaced by the MUGA, this would subsequently be marked out on the currently unused part of the playing field.

The application was reported to committee in view of the objection from Sport England, a statutory consultee. There was a requirement for the local planning authority to refer the application to the Secretary of State for Housing, Communities and Local Government under the Town and Country Planning (Consultation) (England) Direction.

The Committee noted the request from the applicant for the floodlights to be switched off at 10.05pm, together with the office response, as reported in the Supplementary Schedule. In addition, the Committee received the views of Mr McCormick, Vice-Chairman of Salhouse Parish Council (the applicant) at the meeting. Mr Murrell, one of the Ward Members, spoke in favour of the application and expressed his support for the request from the applicant concerning the floodlighting.

Members noted the relevant policies in the Development Management DPD and the NPPF relating to the provision of community facilities, together with the playing pitch strategy produced in 2014.

The objection from Sport England was noted but the Committee considered that the provision of a MUGA, for which there was community support, outweighed the loss of the mini football pitch and loss of the potential for provision of a two-thirds size pitch. Furthermore, Members took into consideration the acknowledged community support for the proposal.

Regarding the potential impact, the Committee considered that the proposed MUGA would not have a significant detrimental impact on the landscape character, given its size, siting, design and external appearance. Furthermore, there would not be a significant detrimental impact on the amenities of nearby residential properties in terms of noise, given the distances involved and the proposed noise reduction mesh on the fence enclosure.

In terms of the floodlighting, Members noted the request from the applicant but were conscious of the potential noise and disturbance to neighbouring residents from users leaving the site (allowing for equipment to be put away

and people to use the changing facilities etc) if the lights were permitted to be switched on until 10pm. Therefore, it was suggested that, on balance, a more acceptable time would be 9.15pm. The Assistant Director of Planning advised that the applicant would have the option of submitting an application to vary the condition in due course, which would enable residents to submit any comments / concerns as part of the consultation process.

In conclusion, it was considered that the proposal represented an acceptable form of development and accordingly, it was

### **RESOLVED:**

To advise the Ministry of Housing, Communities and Local Government's National Planning Casework Unit that Broadland District Council is minded to approve application number 20190639, subject to the following conditions:

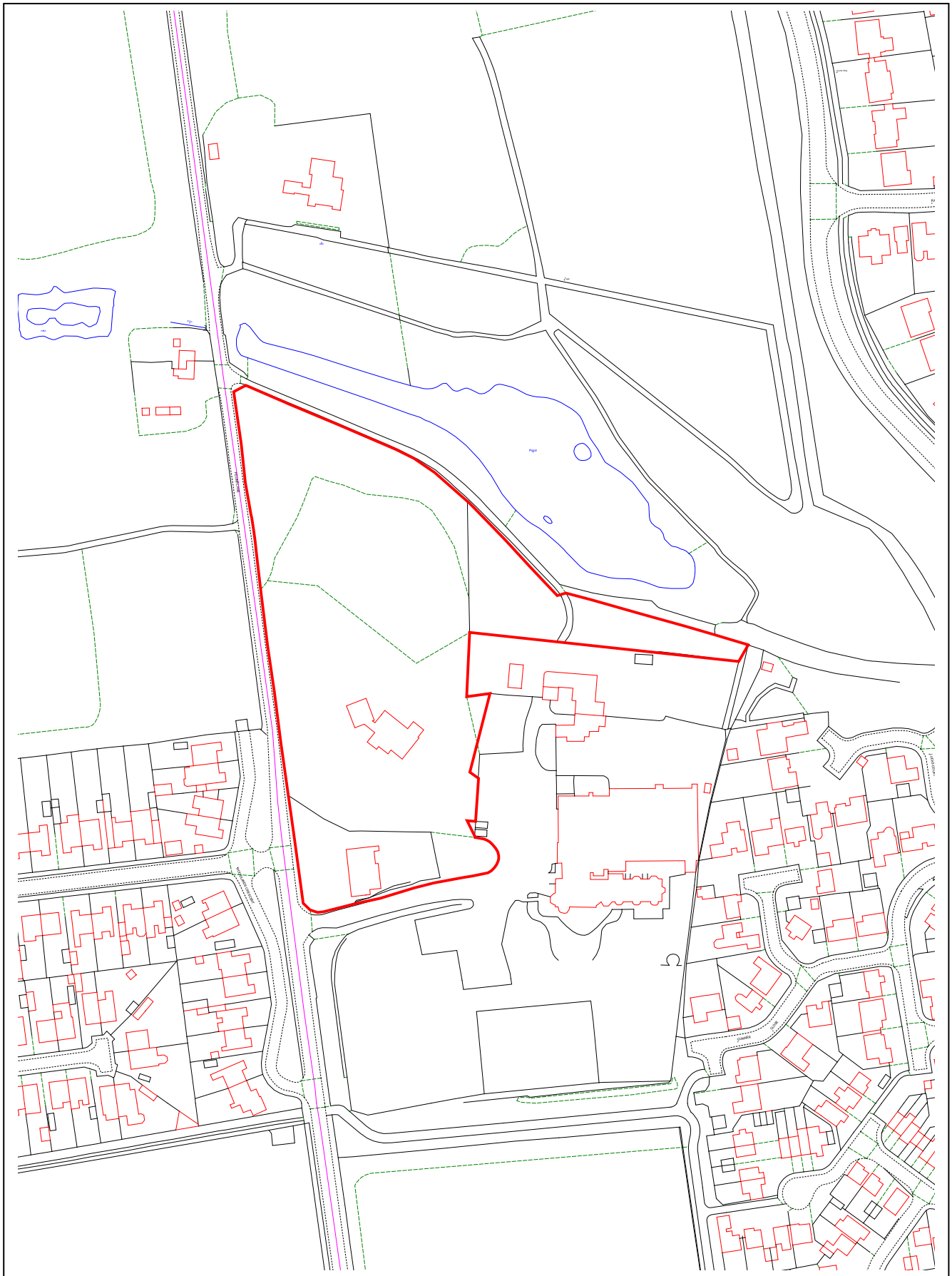
- (1) (A1) - Statutory Time Limit (Three Years)
- (2) (E3) - Development to be Carried out in Accordance with the Approved Plans and Documents
- (3) (NS) - Submission of Details on Sound Insulating Material in Fence
- (4) (SHC27) - Floodlights to be Installed in Accordance with the Approved Plans and Documents and Not Cause Glare Beyond Site Boundary
- (5) (NS) - Floodlight Switch Off Time (9.15pm)

*The meeting closed at 12pm*

## SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Area	Application No	Location	Officer Recommendation	Page Nos
1	<a href="#">20190016</a>	<a href="#">Land east of Pound Lane, Thorpe St Andrew</a>	Delegate authority to the DoP to <b>APPROVE</b> subject to no objections from the HA and subject to conditions and a S106 Agreement	16 – 51
2	<a href="#">20190881</a>	<a href="#">Church View, Church Road, Lingwood</a>	<b>REFUSE</b>	52 – 62
3	<a href="#">20191090</a>	<a href="#">Red Hall Farm Cottage, North Walsham Rd, Crostwick</a>	<b>APPROVE</b> subject to conditions	63 – 69

DoP Director of Place  
HA Highways Authority



**Application No: 20190016**

**Land East of Pound Lane, Thorpe St Andrew, NR7 0UB**

**Scale:  
1:2200**

**Date:  
22-Aug-19**



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**Application No:** [20190016](#)  
**Parish:** **Thorpe St Andrew**

**Applicant's Name:** Carlton Hall Gardens Ltd  
**Site Address:** Land east of Pound Lane, Thorpe St Andrew, NR7 0UB  
**Proposal:** Demolition of existing dwellings and erection of Care Village (all use Class C2), comprising a 80-bed Care Home, 19 Assisted Living Bungalows, associated outbuildings and 1 new vehicular access

### Reason for reporting to committee

The application is reported to Committee as it is being recommended for approval contrary to the current development plan policies.

Recommendation summary:

Approve subject to conditions

### 1 Proposal and site context

- 1.1 The application seeks full planning permission for the demolition of two detached dwellings and the erection of a care village comprising an 80-bed care home and 19 assisted living bungalows in Thorpe St Andrew. The care village also includes the erection of three mobility scooter stores, separate bin stores for the bungalows and the care home, a maintenance store and an electricity sub-station. Twenty-two staff car parking spaces, 19 visitor parking spaces and 20 parking spaces for residents of the bungalows are proposed, together with a new vehicular access point off Pound Lane.
- 1.2 The site is approximately 1.8 hectares in size and is located on the east side of Pound Lane. The site comprises land that currently forms part of no: 8 Pound Lane and Tawny Lodge as well as a parcel of open grassland to the north of the site.
- 1.3 The care home building is to be split into three separate wings around a central core. The central parts of the building are to be of a three storey construction whilst the other parts will be of two storey height. The three storey elements will be approximately 10.9 metres in height whilst the two elements will measure approximately 7.9 metres in height. The building will have a maximum width of approximately 63.6 meters when measured from north to south and approximately 48.1 metres when measured from east to west. The care home building is proposed to be of a contemporary design and the materials are to include a combination of brick, render and cladding.
- 1.4 Internally, the care home provides 80 bedrooms over the ground, first and second floors. These floors also benefit from nurse stations, storage rooms and sitting areas. In addition the ground floor also has a main reception, a

dining area, a medical room, a hairdressers and a cinema. The care home also has a basement which provides a staff room, staff changing areas, a training room, a laundry room, a plant room and homes main kitchens.

- 1.5 The bungalows are proposed to be of three different design variations but all are primarily rectangular in shape with small gabled extensions to the front and rear. All of the bungalows are approximately 5.2 metres in height, have a width of approximately 9.5 metres and a depth of approximately 11.7 metres. Brick and timber cladding will be used in the construction of the bungalows which will have plain tiled roofs and a central chimney. Although the internal layout of the bungalows varies, they will all provide two bedrooms, bathroom, en-suite and open plan kitchen, dining and living areas. The bungalows do not have their own private gardens however there are a number of footpaths and communal garden areas.
- 1.6 The electric substation, the maintenance store and the bin store for the care home will all be housed in one outbuilding to the east of the site. This building is proposed to be approximately 13.4 metres in width and approximately 5 metres in depth. The bin store for the bungalows is proposed to measure approximately 8 metres in width by approximately 4.55 metres in depth. The three mobility scooter stores all vary in size but the largest is proposed to measure approximately 6.3 metres in width by approximately 4.7 metres in depth. All of these outbuildings are to be of a simple timber clad, flat roof design and are all proposed to measure approximately 3.1 metres in height.
- 1.7 The northern boundary of the site comprises a well-established vegetation strip and there is an area of woodland and ponds beyond, which is a County Wildlife Site (CWS) known as Belmore & Brown's Plantation. Mature trees, hedging and vegetation make up the eastern, southern and western boundaries. The eastern boundary separates the site from the former Oasis Sports and Leisure Centre and two residential properties known as Woodland's Studio and Gemini House. Beyond the southern boundary is the main access drive to the former Oasis Sports and Leisure Centre whilst the western boundary separates the site from Pound Lane itself. Further to the south west, on the opposite side of Pound Lane, there are a number of semi-detached bungalows in Woodlands Crescent.
- 1.8 This application follows hybrid planning application 20151132 on a wider site which granted outline permission for the demolition of the Oasis Sports and Leisure Centre and the erection of 27 residential dwellings. It also granted full planning permission for the erection of a replacement spa and wellbeing centre on the same application site which is now proposing the care village. Therefore, if approved, the proposals would see the care village replace the previously approved plans for the spa and wellbeing centre.

## 2 Relevant planning history

- 2.1 [20020371](#): Adjacent to Tawny Lodge, Pound Lane – Bungalow (outline).

Refused 7 May 2002.

- 2.2 [20041351](#): Tawny Lodge, Pound Lane – Bungalow (outline). Refused 30 September 2004.
- 2.3 [20140898](#): Oasis Sports & Leisure Club, 4 Pound Lane – Re-development of Oasis Leisure Club Including (1) Erection of replacement spa & leisure club (full planning) (2) Provision of 59 no: residential units (outline). Withdrawn 17 July 2014.
- 2.4 [20151132](#): Oasis Sports & Leisure Club, 4 Pound Lane – Re-development of Oasis Leisure Club including (1) Erection of replacement spa & leisure club (full planning) (2) Provision of 27 no: residential units (outline) (revised proposal). Refused 10 June 2016. Appeal allowed 14 February 2017.

### 3 **Planning Policies**

#### 3.1 National Planning Policy Framework (NPPF) (2018):

NPPF 02 : Achieving sustainable development  
NPPF 04 : Decision-making  
NPPF 06 : Building a strong, competitive economy  
NPPF 08 : Promoting healthy and safe communities  
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 16 : Conserving and enhancing the historic environment  
NPPF 17 : Facilitating the sustainable use of minerals

#### 3.2 Joint Core Strategy (JCS) (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 5 : The economy  
Policy 6 : Access and transportation  
Policy 7 : Supporting communities  
Policy 12 : The remainder of the Norwich urban area, including the fringe parishes  
Policy 20 : Implementation

#### 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 EN4: Pollution  
Policy H5 : Residential institutions  
Policy TS3 : Highway safety  
Policy TS4 : Parking guidelines  
Policy CSU4 : Provision of waste collection and recycling facilities within major development  
Policy CSU5 : Surface water drainage

Growth Triangle Area Action Plan 2016

### 3.4 Supplementary Planning Documents (SPD)

Landscape Character Assessment

## 4 Consultations

### 4.1 Thorpe St Andrew Town Council:

Members discussed the application and in general supported the proposal which would provide much needed supported accommodation. There were however concerns about some elements of the proposals: the flow of surface water into the nearby pond, the access arrangements and congestion on adjoining highways, in particular Booty Road, and the size and mass of the 3-storey care home building which was not in keeping with character of the area and contrary to the draft Neighbourhood Plan.

The Town Clerk made reference to the potential cumulative impact of a number of recent large planning permissions on the highway network in this area of the Town and if there was potential for further discussions regarding traffic management in the area. It was agreed to support the proposal in principal but to request that further negotiations take place regarding the highway implications and access arrangements, and a reduction in the height and mass of the 3-storey care home building to reduce its impact.

#### Further comments on amended plans:

It was noted that the amended plans had addressed a number of concerns previously raised by residents and the Town Council. The 23 assisted living flats had been removed and the care home building had been modified with the three-storey element now sited further away from the bungalows opposite. This element couldn't be located to the rear of the site because of the impact on the adjoining County Wildlife site. Cllr Snelling reported that he had taken

the opportunity to view a similar development by the same applicant. The layout and management of the site had been impressive and there were a modest number of cars moving into and out of the site. The applicant was mindful of the concerns raised previously and had endeavoured to alleviate the issues raised. Some concerns were raised about the access arrangements.

No objection in principal to the development acknowledging the changes made to the original application but to raise the following points:

- There was a need to ensure that proposals for the access and car parking met the requirements of the highway authority;
- The Historic Environment Officer be asked to re-examine if Beech Lodge should be considered for retention / listing;
- Re-examination of the access arrangements to look at other options including use of the existing access to the Oasis.

### Further comments on amended plans:

The Town Council has no objections to the amended plans. We welcome the further adjustments, the lower density on the bungalows will help preserve the boundary to the north between the application site and designated wildlife site. The single entrance will also reduce impact upon residents to the north. As a general assessment we believe this application has been well thought out and well designed.

#### 4.2 Anglian Water:

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that an informative is included within the decision notice should permission be granted.

The foul drainage from this development is in the catchment of Whitlingham Trowse Water Recycling Centre that will have available capacity for these flows.

The sewerage system at present has available capacity for these flows.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board.

**(Officer Note:** Informatives to be added to decision notice as suggested by Anglian Water).

### 4.3 Cadent Gas Ltd:

Should you be minded to approve this application please can an informative note for the applicant be included.

**(Officer Note:** Informatives to be added to decision notice as suggested by Cadent Gas).

### 4.4 Conservation Officer (Arboriculture & Landscape) (Summarised):

- Due to the extensive raft of protection measures that are required to ensure the existing trees will be retained undamaged, conditioning the requirement of supervision by the Arboricultural Consultant during the key stages of the demolition and construction works; as identified within the AMS & TPP will be essential.
- Looking at the detail and the required tree removals, I would have to object to the loss of 50% of the belt of trees (G14, G15 & G19) and also the close proximity of plots 38 & 39 to T153 located on the north and north eastern boundaries, this is a significant increase to the removals required for the previous application and will further reduce the buffering to the adjacent County Wildlife Site (CWS) and the ponds which are acknowledged to provide habitat for a population of Great Crested Newts (protected by both national and international legislation).
- It should be ensured that measures are put in place to prevent damage or contamination to these important ponds, as the levels appear to slope towards the north and north east.
- The layout should be reassessed and the encroachment into the wooded belt avoided (some remedial pruning works to remove some overhanging branches would be acceptable), this will only be achieved by a reduction in the number and realignment of the bungalows in that area of the site (units No.30 through to No. 39).
- The loss of the trees will have to be adequately mitigated by replacement planting.
- Section 3.5 covers remedial works to lessen canopy encroachment from Sycamore T122, Sycamore T153, Oak T173 & Hornbeam T182, this work should be undertaken at the same time as the tree removals and before the protection barriers are installed.
- Section 3.6.1.4 details that no information on the location of services has been provided; this should be requested as soon as possible.
- Section 3.7 gives an overview of the overshadowing from the trees to the proposed layout which is assessed as ranging from '*Slight*' to '*Moderate*',

this should be carefully considered and mitigation incorporated in the design of the building fenestration to reduce the effects on the future residents' quality of life.

- The location of the proposed new access to the north section of Pound Lane appears to be positioned to avoid the retained trees RPA's, I can find no details of the required vision splays, this should be requested in case additional trees would have to be removed.
- Section 4.5 refers to the specialist construction that would be required within the RPA's of T219 to T224 to provide the car parking area, this element of the proposal gives me some concern, due to the required mix of surface construction, how the differing surfacing would merge, how durable the points of connection will be and if the required levels can be achieved without undertaking any excavations.
- A section diagram showing the detail of the points of connection between the suspended concrete construction and the 'No-dig' CellWeb type surface should be requested, together with the details of the existing and finished levels within the RPA's of T219 to 224.
- Details of the full Landscaping Scheme, maintenance and aftercare program will be required once a final layout has been agreed.

### Further comments on amended plans:

I had concerns relating to the close proximity and loss of 50% of tree belt G14, G15 & G19, shown as a requirement of the first layout, having looked at the revised scheme, a minor change to the position of units 8 to 14 has moved their positions an additional 2 metres from the tree belt. Whilst this revision is welcomed; I am still of the opinion the tree belts close proximity will feel oppressive for the residents living there and that the better option would be to move the units further south (which would probably require a reduction of units shown by 3-4 units).

The encroachment within the Root Protection Area (RPA) of Sycamore T153 has been reduced which is an improvement, with a minor encroachment by unit 15, there also appears to be additional buildings, labelled 'mobility scooters store' which have minor encroachment within the RPA's of English Oak T171 & G14. Whilst this encroachment is within the maximum percentage recommended within BS 5837, ideally the layout would be amended to remove any RPA encroachment.

Also the specified works must be overseen by a qualified Arborist and a report sent to the Councils Conservation Officer to confirm compliance; as detailed within the AMS.

### Further comments on amended plans:

The majority of the changes requested in my earlier comments have been applied, with the reduction in the number of bungalows and change to the position of the mobility scooter store, which has reduced the pressure on the boundary trees.

My only remaining query would be the removal of the trees to form the visibility splays at the entrance. At the most recent site meeting it was the consensus, that the visibility splays could be achieved with some crown lifting and management of the verge side vegetation, it was also mentioned that there may be a another solution having dedicated in and out entrances. In summary however, the majority of the concerns I had, have now been resolved.

#### 4.5 District Design Officer:

Massing/Layout – At three storeys the main care home block and assisted living flats are considered to be of excessive height. Pre-applications comments acknowledged that an element of three storey may be acceptable to the care home block but this should be away from the Western boundary – this wing should be predominantly 2 storey. The design does introduce a flat roofed 2 storey element to the very Western side of the West wing but this is not a significant enough element to be read as anything other than a subservient part of the wing and consequently the wing is to all intents and purposes 3 storey. Whilst the pre-application comments suggested that the central and Eastern part of this block could be up to 3 storeys your assessment and that of your tree officer is that the Eastern boundary is also sensitive in terms of neighbour amenity and arboricultural impact. This being the case the Eastern block should too be reduced to 2 storey. The introduction of roof terraces where there is the possibility of amenity issues with neighbouring properties should be avoided. Given this it is suggested that the 3 storey element of the care home is limited to the central part of the site and possibly to the Northern block. There may be the possibility of reconfiguring this block and extending the North cross wing if centralised on the site to compensate for some of the loss of accommodation.

The assisted living blocks to the South are also shown at 3 storey and these are considered excessive in terms of height. These blocks also appear higher than those considered at the pre-application stage.

The Single storey elements to the North of the site are considered entirely appropriate in terms of massing and the height of them helps the built form assimilate appropriately with the wooded setting and the continuation of the woodland to the North.

Design – The design of all elements of the scheme are contemporary. This is considered an appropriate response to the site and buildings have been designed to enable identification of the individual elements each of which have their own character, but also to work together well visually. On the larger blocks the use of flat roofed links and extensions help break mass and



add interest to the elevations. The reduction in height/massing required may mean that the footprint of the larger blocks changes as a consequence. If this is the case maintaining the architectural language and the use of linking elements of both 2 and 1 storey will be appropriate to maintain articulation of the blocks and visual interest. The materials for the large blocks should also be selected to help assimilate the blocks better into the wooded setting and the use of some natural soft textured materials such as timber cladding will help achieve this. Generally the detailed design of the blocks is successful and should be carried through with the reduced height blocks.

The single storey elements respond well to the setting using a standard set of components to produce a variation in design whilst maintaining a cohesive visual appearance over all. The use of more domestic form and materials is also appropriate to the scale of the buildings and their more recessive form at the woodland fringe. Subject to any development management issues the design of the single storey elements are considered to be successful and can be supported.

Conclusion – The application does follow an informal submission last year and whilst the proposed does broadly follow discussions at the time, issues regarding the massing (particularly to the West) of the 3 storey care home and assisted flats have not been satisfactorily addressed. The reduction needs to be over a greater proportion of the buildings. Furthermore your assessment and that of the tree officer mean that the East side of the building requires a reduction also needs to be addressed. Generally and subject to the above comments the detailed design is a considered and appropriate response to the site. Any reconfiguration of layout of the larger blocks should retain the successful elements and architectural detailing. More natural and softer textured materials could be used more to help visually assimilate the blocks into the wooded setting. These comments will need to be addressed before a positive design recommendation could be made.

### Further comments on amended plans:

The revised layout is generally an improvement and the resulting scheme relates better to the wooded setting of the site. Taking each of the two main elements in turn:-

Bungalows – The layout of the bungalows appears cramped and the original concept of a wooded setting for these elements suffers as a result. The numbers mean that the layout doesn't particularly relate well to either the existing trees or the proposed care home, there is a domination of hard landscaping centrally, which whilst to a degree is inevitable, could be improved by a reduction in numbers. Allowing the wooded elements of the site to dominate more and minimising the hard landscaping as has been achieved to the North West and South East would improve the situation. The relationship between units 17 – 21 definitely requires further thought and would benefit by the reduction of at least 3 or 4 units overall.

This in turn would allow for the whole layout to be pulled back from the woodland fringe (including the North West buildings) and in particular for an area of green space to be created centrally to balance / break up this hard landscaped and building dominated part of the site to the South East of the bungalow layout. The relationships between the bungalows and the main care home building would also be improved by a slightly looser form of layout on the Northern half of the site.

The detailed design of the bungalows is considered attractive and appropriate for this wooded location the mix of traditional and more contemporary elevational treatment assimilating the development into the character of the wider area.

Care Home – In terms of the overall design and layout the proposal is considered to represent an improvement over the previous design. The architectural approach is more consistent and visually unified using a variety of materials and details to break up the mass and length of the building where the long elevations are presented. The plan form where by the main 3 storey element is recessed to the centre of the plan allowing the 2 storey wings to project from it further breaking the 3 dimensional mass of the block.

This also results in the lowest elements being those closest to the neighbouring properties to the South East and West with separation of around a minimum of 45 metres for the two storey element and greater than this between the 3 storey central core and any neighbouring properties.

Given the plan form and the three dimensional articulation of the building coupled with the loss of the higher level terraces. The relationship between the building and the wooded fringe of the site and the neighbouring properties is considered satisfactory. The three storey element whilst larger than any surrounding development is set deep into the site and broken up with the projecting two storey wings. No objection therefore to the form, mass and scale of the care home building. It will be important to maintain the landscaping within and on the boundary of the site to further assimilate the building visually into its setting. In terms of detailed design I would offer the following comments:

West elevation – the entrance would benefit from similar treatment to that of the projecting gable on the South Elevation – it currently appears weak visually the continuation of the glazing below the whole of the projection is suggested. The two gables to the North of the West elevation might appear better with paired handed windows as detailed (mainly) on the East elevation. The glazing to the ground floor of the Southerly of these two gables would appear better if lined up with the first floor window reveal.

East Elevation - The most southerly gable should have paired handed windows to first floor for consistency. Likewise the flank wall of projecting wing to the South end. Consider the addition of some timber boarding on the 3 storey element to break the render up. The above points should be

considered and addressed and amended plans submitted before a positive design recommendation can be made.

### Further comments on amended plans:

The latest revision reduces the number of the bungalow units and alters the layout of this part of the overall scheme. The revised layout is an improvement in design terms and realises the wooded, minimal hard landscaped character for this part of the site suggested in pre-application advice.

Subject to the comments of the Arboricultural Officer, the revised design is therefore now considered to overcome previous concerns in terms of the layout of the single storey units and detailed design of the main block. The application can now be recommended for approval on design grounds.

#### 4.6 Economic Development Officer:

Although it is disappointing that the proposed 'replacement' leisure facilities will not go ahead on the site, it is recognised that there are alternatives available within Thorpe i.e. Bannatynes gym and the recreational facilities provided at Pound Lane, Laundry Lane and by the nearby High School.

I have no objection to the provision of the 'care village' as I consider that this will have significant community benefits and that the facilities provided on the site will provide a community hub for the residents. In this case, therefore, I would fully support the application.

#### 4.7 Environmental Contracts Officer:

The development must be accessible by vehicle for the Council to collect waste. The developer has provided no tracking plans for this development demonstrating that our refuse collection vehicles can access any areas of the site. This is a requirement for us to collect waste. We can see a tracking plan of sorts has been provided in transport Statement 1, but it is not suitable and no vehicle dimensions have been given that I can see. All areas of the site that are expected to be accessed for household waste collection will need to be tracked using the vehicle sizes found on page 3 of our planning guidance. We thoroughly recommend that for any commercial collection areas (e.g. the care home itself) the same tracking exercise is carried out.

I note there appear to be gates at the entrance to this development. This could pose collection difficulties for this Council. We would need free and clear access from 07:00 on collection days to empty household bins.

Given the nature of the site, and the likely usage, manoeuvres around this site are a concern. This could be a high risk site with regards to waste collection vehicle movements.

It is currently not clear which properties are served by which bin stores. We are concerned about the proposed waste collection arrangements. We note that the developer has stated they have followed the planning guidance notes from 2016. The developer should revisit this as these have been updated. We would advise that all Council tax paying households should have their own bins wherever possible. This includes flats and there are several options that could be discussed. All properties are currently shown as sharing communal bins, and we would welcome the developers input as to why this has been chosen as a suitable waste collection solution.

With regards to the specific areas likely to be Council tax paying properties, for which the Council would be expected to collect waste, I have the following comments. 18 no. Assisted Single Storey Housing - If the vehicle is able to safely access a turning head that is not obstructed by parking spaces, these properties could have individual bins.

23 no: Assisted Flats Housing – If the vehicle is able to safely access the area of the flats, and is able to safely turn, then these properties could also have individual bins.

### Further comments on amended plans:

Given the nature of the site, and the likely usage, manoeuvres around this site are a concern. Broadland District Council would only have a statutory duty to collect household waste from the council tax paying bungalows, and this duty may be affected if access requirements are not met. With reference to the current amended site plan 1467-A-PL04 which shows a one way system of entrance and exit, I would make the following comments.

This is a high risk site with regards to waste collection vehicle movements, and the location of the bungalow bin store concerns me greatly as it involves a large vehicle entering the site, stopping, and then reversing very close to the main entrance, or stopping and parking just inside the entrance which is also a risk with pedestrian/vehicle movements and also manual handling for the crew. Even if the bin store were to be moved closer to the entrance gate to prevent the reversing manoeuvre, the crew would still be put at risk by any traffic entering the site so close to this entrance.

If the existing bin store was to be located slightly closer to the boundary, and a path and key code access gate provided onto Pound Lane, we could completely eliminate the vehicle having to access this site. This will make this hugely safer from a vehicle movement point of view and for any pedestrians on site.

We would normally request a communal store to be within 5 metres of where the vehicle stops, but in this case we would accept up to 10 metres if there was a path provided to access the bin store as shown on the annotated plan included in this response. A key code pad could be installed on any gate to maintain a secure boundary but the path and gate would need to be made big

enough to accommodate manoeuvring communal sized bins. A smooth, flat path should also be provided.

I note there appear to be gates at the vehicle entrance to this development. This could pose collection difficulties for this Council so the proposal above would also stop this being an issue. The bin store for the commercial bins for the care home does not pose the same risks as it is located in a safer location on the one way loop. A vehicle can enter the site and pull up in a safe location to access this bin store. The developer should still track a large refuse vehicle for this area to ensure the safety of residents on site.

As communal bin stores are notoriously abused and a source of anti-social behaviour and are strongly discouraged, we would request further detail on who will be responsible for the bin store and the design of the store and access to it. There are likely to be issues with a store of this size if not properly managed. The developer should be aware that bin arrangements should be accessible to all, and that large bins can cause problems for those with limited strength or mobility.

We will need to receive further details and amended plans before we can confirm if we are able to provide any kind of waste collection here.

### Further comments on amended plans:

The new proposed layout has potentially improved access for large vehicles, however the developer does need to provide further information to confirm waste collections can take place, and they should improve two significant areas on the site where there is a foreseeable risk of vehicle/ pedestrian interaction.

There are still no tracking plans for a large 8x4 refuse vehicle. This does need to be provided if Broadland District Council is to provide a collection, or a commercial company waste vehicle is to access the site to collect waste. Currently I cannot comment on whether any waste service could be provided as the designer has not demonstrated that a large vehicle can safely access all of the turning heads on the site. Please can the applicant provide this information to show how a large vehicle can manoeuvre on this site. Any vehicles accessing the site should have clear access, commercial waste vehicles particularly will require access very early in the morning and Council vehicles currently from 07:00.

Swept path analysis should be provided. This will apply for both household waste and commercial waste collections. Household waste collections will only take place if properties on site are eligible for council tax, otherwise the site will all fall under a commercial waste arrangement.

There is no footpath leading alongside the road to the bin store for the bungalows at the north of the site. This needs to be provided, otherwise residents have to walk on the road to access the bin store area. Large

vehicles will need to reverse alongside this section, a pedestrian footway should be provided to separate vehicle movements from pedestrian movements.

A significant risk is posed by having the main pedestrian access from Pound Lane coming directly into a turning head for vehicles. Pedestrians should be protected from reversing vehicles by either moving the footpath where it doesn't come directly into the turning head, or providing a physical barrier protecting pedestrians from reversing vehicles.

#### 4.8 Environmental Health Officer:

I have no objections to the application other than to say that a condition ought to be imposed preventing the burning of waste at the site during the demolition and construction phases.

#### 4.9 Historic Environment Officer:

My comments are primarily in relation to the proposed demolition of Beech Lodge, Pound Lane. The earliest part of the building (consisting of the central range parallel to the street) appears to have been constructed in the late 18<sup>th</sup> / early 19<sup>th</sup> century, with a single bay to the south subsequently added, probably shortly afterwards. The building is of painted brick and some of the windows have decorative hood moulds. In the early 19<sup>th</sup> century, the northern part of the building was added. This has its gable to the street, with decorative barge boards, two large sash windows and a door with fanlight.

Although the building retains some of its original features and form, many windows have been replaced, extensions have been made and internal alterations carried out. As a result, it is considered unlikely that the building would be considered suitable for listing although Historic England will advise on that matter. The building does have some local interest and so should demolition be approved I would suggest that a photographic record of the building be conditioned – to be carried out prior to the commencement of any works and deposited with the LPA and the Norfolk Historic Environment Record.

#### 4.10 Historic Environment Service:

This application covers part of the same area as application 20151132 (APP/K2610/W/3156445). Parts of the 20190016 application area have been the subject of a programme of archaeological trial trenching. The results of the trenching were largely negative. Based on currently available information the proposal does not have any significant implications for the historic environment and we would not make any recommendations for further archaeological work.

The remaining parts of Condition 14 on 20151132 (APP/K2610/W/3156445) need to remain in place as there is a requirement to complete the programme

of historic building recording and ensure an approved report on the historic building recording is in place. I can confirm that no archaeological conditions are required on 20190016.

### 4.11 Housing Enabling Officer:

Could the applicants confirm that the bungalows will be provided as Extra Care Housing units (C2 rather than C3 use) and the potential occupiers and care / supported living arrangements to be provided to them. This will enable us to clarify whether there is an affordable housing requirement on the 18 assisted living bungalows.

#### Further comments following receipt of additional information:

The response has confirmed that the level of care to be provided within this planning application will be as C2 for all of the units (including the bungalows). I note that the supported flats have now been omitted and so it is now a care home and bungalows – which will all provide Extra Care Housing. As such I can confirm that there is no affordable housing requirement within this application.

### 4.12 NHS England:

The following comments are with regard to the Primary Healthcare provision on behalf of NHS England Midlands and East (East) (NHS England), incorporating North Norfolk and Norwich Clinical Commissioning Groups (CCGs). The proposal comprises a development of up to 41 residential dwellings and a 68 bed care home, which is likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would expect these impacts to be assessed and mitigated.

There is 1 branch surgery within a 2km radius of the proposed development; Thorpewood Medical Practice. The catchment practice does not have capacity for the additional growth resulting from this development and proposed cumulative development in the area. The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.

The proposed development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. In order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, the proposed development should provide appropriate levels of mitigation.

In line with the Government's presumption for the planning system to deliver

sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact. NHS England advise that healthcare contributions should be sought to contribute to the provision of sustainable primary care services in the area, particularly for the additional residents generated as a direct result of development growth.

It has been advised that Healthcare is not currently contained on Broadland Council's CIL123 list, consequently, until this policy is addressed, it is confirmed mitigation cannot be obtained for primary healthcare. NHS England understands this matter is now being considered through the Greater Norwich Growth Board forum. NHS England and the CCG do not have funding to support development growth; therefore, it is essential this is resolved as a matter of priority, in order to effectively mitigate development impact and maintain sustainable primary healthcare services for the local communities of Broadland.

Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development.

#### 4.13 Norfolk Constabulary as Architectural Liaison & Crime Reduction Officer (Summarised):

I have reviewed the crime records for the last 24 months which record instances of anti-social behaviour; dwelling and non-dwelling burglary; criminal damage, theft of and theft from motor vehicles for this site and nearby vicinity. It is advisable for the applicant to factor in protective security measures & practices across the development at the best opportunity – the construction stage and it is reassuring that the Design and Access Statement makes reference to designing a safe and pleasant environment.

I caution the openness of the site, especially in the proximity of the bungalows and would strongly recommend a perimeter boundary that will concentrate access only through the suggested vehicle and pedestrian routes outlined.

It should be noted that chain-link fencing is used for demarcation and not security. Ideally this type of fencing should be replaced with a weldmesh style to reinforce the perimeters. 'Defensive' planting (evergreen vegetation with thorns/prickles) should be considered to enhance perimeter security wherever possible.

If the perimeter boundary treatment is to be of a 'controlled type' (restricting casual intrusion onto the site and channelling visitors to a formal entrance point) rather than 'secure' (physically prevent climbing or penetration into restricted parts of site), the lack of further boundary treatments within the bungalow complex is a concern, allowing potential offenders easy access to approach the actual shell of the building i.e. windows & doors unhindered – rendering less observed areas within this space vulnerable. It can be



effective to install an inner security fence as backing for a reduced specification of the site perimeter fence.

The orientation of the buildings does allow for good informal surveillance over much of the open areas adjacent the bungalows and indeed throughout much of the village, however the space to the rear of 8 x dwellings (# 30 -37) is more secluded and have little surveillance other than from within the individual unit, with perhaps the projection of the bedroom (2) creating a recess to attack rear patio windows – a favoured point of entry of the criminal.

I strongly recommend a further boundary be added to protect this vulnerable space. Closeboard fencing (1.8m) is normally recommended for the rear of residential properties but natural vegetation can be substituted if more in keeping with the development, providing it is robust and at a suitable height at the time of occupancy. If not, the hedgerow should be supplemented with weldmesh fencing.

‘Open spaces’ provide the community with much needed space where they can meet with each other and help to bring the community together. It can also work against those dwellings that are adjacent to this area and expose a number of plots to risks of crime and anti-social behaviour. Elevations that are vulnerable need to be supported by Buffer Zones in the form of 1.2 – 1.4m railing (with an access gate) or a 1m mature height hedge with high thorn content (hedging will have to be protected with a fence until it becomes established). Where there is insufficient room for a buffer zone between public and private space, an appropriate (non-destructive) climbing plant can be planted adjacent to the wall. Casual approaches to windows can also be deterred through the creation of uneven hard surfaces such as cobbles or angled brick sets set in concrete.

A lighting scheme should provide uniformed lighting levels with good colour rendition and be sufficient to cater for lawful after dark activity around the site. It should not cause glare or light pollution and should support both formal and informal surveillance of the site.

### Further comments on amended plans:

The indication of a 900mm post & wire fence (to delineate wildlife area from general access area) shown on the landscaping plan to the rear of bungalows # 8 – 14, is not the effective secure boundary treatment I am recommending.

I can find no further details of gates/barriers nor perimeter/boundary treatments on the amended site and landscaping plans and without further information Norfolk Police are unable to support this application.

There remains good provision of residential parking, however bungalows # 21, 22 & 23 are set back from their allocated parking space and do not have surveillance over their property and as a consequence have reduced guardianship of their vehicles being reliant on the occupants of # 19 & 20 for

vigilance.

It is recommended that the Mobility Store is a securable and roofed building. It is recommended to prevent unlawful free movement throughout the car home building through the use of the access control system.

Further comments on amended plans:

Without confirmation that the entire perimeter boundary treatment is to be secure at the time of occupation (i.e. restricting a casual intruder), I am unable to support the revised 600mm post & wire fence proposed for the rear boundary of bungalow dwelling No's 1, 8-12 (extended to 1-3 and 6) as enough security to protect these residences from uninvited visitors.

There is lack of information supplied regarding the eastern elevation of the site, and as such it is assumed that access is open. This is a concern as it may facilitate entry via the public pathway in the northeast leading to the rear of Gemini House and beyond. There is no informal surveillance over the rear of these bungalows which further increases the dwellings' vulnerability.

The existing western & northern boundary may 'demonstrate maturity and screening' but with vegetation gaps and visible chain link – this does not constitute a perimeter that could stop a casual intruder.

It is understood from the Landscaping Schedule that the boundary planting of trees, hedges and understory shrubs to the western, northern and southern sides of the site are to be reinforced. This work needs to be established before occupation of the site to ensure the boundary is secure – and that timescales to accomplish vegetation growth is attainable (e.g. proposed new yew hedge)

Please can there be some information about the eastern boundary supplied. If this perimeter is weak it will undermine upgrades elsewhere on the development. Further details of access gates/barriers would also be appreciated.

#### 4.14 Norfolk County Council as Lead Local Flood Authority (LLFA):

The applicant has provided a Flood Risk Assessment (FRA) as although the proposed development is within Environment Agency Flood Zone 1, annual probability of river flooding of less than 0.1%, the site is over 1 hectare in area. A Proposed Site Location Plan and Proposed Drainage layout have also been provided. The Applicant has provided a Maintenance Plan along with their proposals. We welcome that Sustainable Drainage Systems (SuDS) have been proposed in the development.

The applicant has proposed the use of soakaways as BRE Digest 365 infiltration testing indicates infiltration is viable; however, the infiltration testing was not undertaken in the location of the proposed soakaways. Further

information on the proposed drainage network in relation to incorporating flows from the overland flow path from off-site and capacity for the 3.33% annual probability event should be provided. Additional information in relation to the proposed drainage network overland flow path depth and velocities and re-examination of required freeboard of finished floor levels is required.

We have no objection subject to a condition being attached to any consent if this application is approved.

**(Officer Note:** Condition to be added to decision notice as suggested by the LLFA).

#### 4.15 Norfolk County Council a Highway Authority:

While I have no objection in principle to this proposal, given the earlier permission of 20151132, I have concerns with regard to the number of car parking spaces which are proposed for visitors. The provision of 12 spaces for those visiting is less than half the number required under the Parking Standards. I wish to ensure that parking is not displaced onto Pound Lane and the environs so would ask that the applicant's agent submit revised plans showing the requested increase in visitor parking provision.

##### Further comments on amended plans:

Whilst development at the site previously gained consent at appeal associated with application number 20151132, the whole development was to be serviced via the existing Oasis access at Pound Lane. The proposed access strategy is shown on drawing number 211373-500-P1 and introduces to the development, two further accesses at Pound Lane, north of the existing.

The northern proposed access is shown as 'in' only and the southern proposed access is 'out' only. The southern proposed access is existing but presently services a single dwelling.

The two proposed accesses would need to meet minimum standards to ensure highway safety is not compromised. I am advised that impact to the mature trees would not be acceptable.

The carriageway access at the northern access is approximately 3.2m wide and cannot be widened due to the presence of mature trees that must be preserved. The narrow road would not be able to support two-way traffic, giving rise to a highway safety concern and so therefore the Highway Authority would not support the northern access.

Notwithstanding that the visibility splay at the southern access is incorrectly drawn, it is dimensioned at 2.4m x 59m and would require removal of several mature trees that must be preserved, it is considered that acceptable visibility could be achieved with a splay of 2.4m x 43m. This would however impact

trees if measured with reference to the existing carriageway edge. The trees could be protected if the eastern channel line is relocated westwards. The western channel would also need to be realigned to maintain a minimum carriageway width of 5.5m.

In addition to the above, the proposed pedestrian facility requires some adjustment. The pedestrian crossing at the east side of Pound Lane cannot conflict with the access bellmouth and requires a short section of footway to the south to enable a safe facility to be provided.

The Highway Authority's initial response raised a concern with parking provision. Given that the access concerns are likely to result in layout changes, I shall check the application against the Norfolk County Council parking guidelines when updated drawings have been provided. As the access strategy is not acceptable to the Highway Authority, we maintain a holding objection.

#### 4.16 Norfolk County Council as Natural Environment Team:

Summary of ecological issues:

Potential impacts on biodiversity largely relate to European Protected Species, specifically

- One day roost for a common pipistrelle was identified in Tawny Lodge.
- A 'medium-sized' population of great crested newts (as defined by Natural England) was identified in the large pond adjacent to the north boundary of the site in 2015; no great crested newts were observed in the two other ponds. The proposed development would result in the loss of terrestrial newt habitat. Landowner access to resurvey in 2018 was refused.
- There is a pair of County Wildlife Sites to the northern boundary (CWS 2041: Racecourse Plantation and CWS 2042: Belmore and Brown's Plantations, which are collectively referred to as Thorpe Woodlands) but these will not directly be affected by the proposed development.

The proposed development would result in the destruction of a bat resting place and of great crested newt terrestrial habitat such as would be considered offences under Article 12(1) of the Habitats Directive and its UK enactment, the Conservation of Habitats and Species Regulations 2017. To proceed with the development as currently envisioned, it is advised that the developer needs to apply for European Protected Species mitigation licences (one for bats and another for great crested newts) to proceed without risk of offence.

We agree with the report that a Construction Environmental Management Plan (CEMP) needs to be produced that outlines precautionary measures to be followed including in principle measures outlined in section 7 of the Ecological Report (Wild Frontier Ecology; January 2019) to reduce the likelihood of impacts on protected or valued species and habitats. A Landscape and Ecology Management Plan (LEMP) needs to be produced to ensure a positive impact on biodiversity can be achieved in the long-term.

If you are minded to approve this application, we recommend that you provide a European Protected Species (EPS) license informative and condition a Construction Environmental Management Plan (CEMP) and a Landscape and Ecological Management Plan (LEMP).

Further comments on amended plans:

Overall the Ecology Report is considered fit for purpose. However, an assessment of the trees for bat roost potential was not specifically undertaken. While the AIA report was reviewed in the ecology report, and it concludes that the trees to be removed are 'either young/small in diameter or otherwise described as lacking disease/damage features, the AIA does not constitute an assessment of trees for bat roost potential, that was undertaken by a suitably qualified and experienced ecologist.

Given the presence of bats such as barbastelles (that roost in trees), within the area, and trees with potential roost features (e.g. Tree T48, a largely dead oak; cracks (T47, T51 etc.), we would recommend that surveys of the trees for bats is undertaken in accordance with BCT guidelines (Collins, 2016) and the results submitted in support of the planning application.

Artificial illumination of the site at dusk, during the night and at dawn, is of concern given the nature of the surrounding wooded environment and species of bat present in the area. We would therefore recommend that a lighting plan for biodiversity be submitted in support of the planning application. Consideration should be given to the absence of illumination where ever possible, not illuminating external boundary features and inclusion of features such as black-out curtains/blinds on all windows (which are to be drawn at night), and external lights on motion detectors and timers. The lighting design strategy should be prepared by a lighting engineer in accordance with the Institution of Lighting Professionals Guidance No 8.

If works are undertaken in accordance with the CEMP, LEMP (proposed in the Ecological Report, the proposals are considered to:

- (a) Not effect Sites of Special Scientific Interest (or other sites of local, national or European sites of conservation importance) - the nearest statutory designated site is 1.9km to the south. (A County Wildlife Site (CWS) (of local significance) is adjacent to the northern boundary but this is located on private land with no public access. Three other CWS are located within 2 km).
- (b) Not result in the loss or deterioration of irreplaceable habitats. Habitats on site are not of local or national significance and comprise gardens and amenity grassland (associated with the two dwellings), poor semi-improved grassland, mixed plantation woodland. Minor impacts on habitats on site can be mitigated for following the CEMP and LEMP.

Given the lack of bat surveys of the trees, and a lighting plan it is not possible to fully assess the significance of harm to biodiversity. However, if works are undertaken in accordance with a CEMP, LEMP and EPS licenses for bats and great crested newts, the development will avoid, minimise and mitigate predicted impacts and enhance habitats on site.

The proposed mitigation and enhancement strategy (Section 8) and secured through EPS mitigation licenses for bats and great crested newts, the CEMP and LEMP will minimise impacts of construction, and result in measurable net gains.

**(Officer Note:** Condition to be added to decision notice as suggested by the Natural Environment Team).

#### 4.17 Norfolk County Council as Mineral Planning Authority (MPA) (Summarised):

The majority of the proposal site is underlain by an identified mineral resource (sand and gravel) which is safeguarded as part of the adopted Norfolk Minerals and Waste Core Strategy, and Core Strategy policy CS16 'Safeguarding' is applicable.

A duty is placed upon Local Planning Authorities to ensure that mineral resources are not needlessly sterilised, as indicated in National Planning Policy Framework (2018) paragraph 204.

Paragraph 206 of the NPPF (2018) states that "Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working".

The documents supporting the application 20190016 include a Site Investigation Report which contains the results of intrusive site investigations carried out for mineral assessment purposes. Section 7.0 of the Site Investigation Report contains the results of tests on the suitability of on-site resources for a range of construction activities, which concludes that material extracted from groundworks should be stockpiled and reused.

It is noted that the Planning statement contains no references to the potential for sand and gravel occurring onsite and for potential mineral reuse during the construction phase. The information regarding the quantities of minerals onsite is limited, and estimates of the proportions that are likely to be workable prior to the proposed permanent development, are required.

The County Council in its capacity as the Mineral Planning Authority (MPA) objects to the planning application (20190016) on this site unless a condition is attached to the grant of any planning permission (requiring a Materials Management Plan to be submitted to and approved in writing by the LPA prior to the commencement of the development.

(**Officer Note:** Condition to be added to decision notice as suggested by the Mineral Planning Authority).

### 4.18 Norfolk Fire and Rescue:

With reference to the assisted living flats and bungalows, taking into account the location of the existing fire hydrant coverage, Norfolk Fire and Rescue Service will require one hydrant to be installed on no less than a 90mm main.

With reference to the Care Home, based on the location and infrastructure already in place and the type of building proposed, our minimum requirement is for one hydrant capable of delivering a minimum of 20 litres per second of water. The positioning of the hydrant should meet the requirements of Building Regulations Approved Document B volume 2 B5 sections 15 & 16.

(**Officer Note:** Condition to be added to decision notice stating that a scheme for the provision of a fire hydrant shall be submitted to and approved by the LPA prior to the commencement of the development).

### 4.19 Norfolk Wildlife Trust:

The proposal is adjacent to Belmore & Brown's Plantations County Wildlife Site (CWS), an area of mixed woodland and ponds. The ecological report presented with the application also notes the presence of great crested newts in a pond in the adjacent CWS, and the presence of bats in the existing site buildings.

The ecological report identifies the likely impacts of the proposal and proposes mitigation measures, through the application of a Construction Environment Management Plan (CEMP) and a Landscape and Ecology Management Plan (LEMP). Provided the CEMP and LEMP are made conditions of any permission, then we agree with the conclusion of the report that net gain for biodiversity in the long term will be achieved.

We support the approach outlined and recommend that both the CEMP and LEMP are made conditions of any permission granted, to be submitted and approved in writing by the Council prior to the commencement of the clearance and construction phase and site occupation, respectively.

### 4.20 Pollution Control Officer:

No objection.

### 4.21 Other Representations

Councillor Ian Mackie:

I lend my objections based on this being overdevelopment of the site in an environmentally sensitive area.

Letters of representation have been received from 8 addresses within Thorpe St Andrew, all of which are objecting to the application in respect of the original and revised plans. The objections have raised the following issues:

- Impacts of additional traffic on already busy road, especially when traffic from the proposed nearby housing development on the adjacent Oasis site and other proposed development is added. Area is already busy with buses, learner drivers and traffic from American Football on a Sunday. Additional traffic will cause noise, pollution and dangerous driving.
- Proposals will have detrimental impact upon highway safety
- New access points are impractical and will increase risks to other road users. Are two access points needed? These access roads will be within close proximity to an already hazardous junction. One access point is at a very narrow section of Pound Lane.
- Any attempts to widen road will result in loss of mature trees which is unacceptable.
- Additional access/exit should be proposed from Dussindale Drive which is a wider road and able to take extra traffic or from existing access to adjacent Oasis site.
- Children walking to and from school will be in danger of being knocked over
- The nearby roads are too narrow for two way traffic and are not built for this kind of additional traffic – old gas pipes along Booty Road are currently breaking down and grass verges are being damaged.
- Objection to the demolition of Beech Lodge which is an attractive period property which enhances the local area considerably
- Development is far too large for the area. Proposed care home is excessive in size, has no architectural value and will be completely out of character. No sympathy has been demonstrated for the surrounding built environment and landscape setting.
- We are in small bungalows which will be directly opposite a huge 3 storey care home which will be overly dominant.
- Density – Proposals pack the maximum number of buildings into the site. The site is unable to cope with development of this site.
- Care home building will result in overlooking of my dwelling



- Please can you ensure that at least the trees on the east side of Pound Lane are retained for some screening for the residents of Woodland Crescent?
- Could consideration be given to swapping the position of the care home and the assisted living bungalows, this would significantly reduce the impact on the residents of Woodlands Crescent.
- Strongly object to any loss of trees along Pound Lane.
- Development will destroy the remaining green space to the east side of Pound Lane.
- The site itself is currently home to a very rich biodiversity, including protected species of Bats, Great Crested Newts and Grass Snakes together with numerous other creatures including Tawny Owls, Buzzards and Green Woodpeckers etc. Consideration should be given to the wildlife and ecology. No mitigation or consideration has been made for conserving these environments.
- The area is a valuable wildlife corridor between habitats and the site is bound to hold many species of both flora and fauna
- Application is made proposing Class C2 use, possibly in attempt to circumvent the social housing responsibilities.
- We already have de Carle house at one end of the street catering for elderly people, and another elderly home at the bottom of Pound Lane.
- The Local NHS practices are already vastly overstretched – this proposal will be adding extreme pressure to the system.
- Developer previously claimed that new Health Club was required to replace the old club that was no longer profitable. Clearly there was never any intention of building a new club.

No objections or comments have been received in respect of the latest plans.

## 5 Assessment

### **Key Considerations**

- 5.1
- The principle of development
  - The design, landscaping and impact upon the character and appearance of the area

- The impact upon biodiversity and ecology
- The impact upon neighbour amenity
- The impact upon highway safety

### **Principle**

- 5.2 As set out in paragraph 1.1 of this report the application seeks full planning permission for the demolition of two detached dwellings and the erection of a care village comprising an 80-bed care home and 19 assisted living bungalows.
- 5.3 As set out in paragraph 1.8 of this report this application follows hybrid planning application 20151132 across the wider site. Amongst other things, this granted full planning permission for the erection of a replacement spa and wellbeing centre on the application site and therefore commercial development has been considered acceptable on the site in the recent past.
- 5.4 The application site is located outside of the defined settlement limits for Thorpe St Andrew where Policy GC2 of the Development Management Development Plan Document (DM DPD) seeks new development to be accommodated. Policy GC2 does however go on to state that outside of these limits, development which does not result in any significant adverse impact will be permitted where it accords with a specific allocation and/or policy of the development plan.
- 5.5 In this regard Policy H5 'Residential Institutions' of the DM DPD states that planning applications for residential institutions within settlement limits will be considered acceptable in principle provided the site is accessible by public transport and is within reasonable proximity of community facilities. It continues to state that outside of the settlements limits, in addition to the above, proposals for residential institutions will also need to demonstrate that the facility is required to meet an identified need in the locality.
- 5.6 Although the site is outside the settlement limits, it is immediately adjacent to them and the care village would therefore not represent development in an isolated location. The site is well-serviced by public transport with the nearest bus stop being approximately 50 metres from the sites main entrance. The approved 20151132 application on the wider site also proposes the provision of a footway and a crossing facility which will link with the existing footway along Pound Lane. The current application proposes a new pedestrian access to the south west corner of the site which will connect with the footway proposed as part of the 20151132 application. This will ensure that pedestrians and cyclists will have easy access to the site.
- 5.7 The site is also within reasonable proximity of services and community facilities with a doctor's surgery nearby as well as shops and a supermarket within Thorpe St Andrew. Norwich City Centre is also only 3 miles away and

therefore the site is considered to be easily accessible and within reasonable proximity of community facilities.

- 5.8 Policy H5 of the DM DPD also requires a demonstration that the facility is required to meet an identified need in the locality. The application proposes an 80-bed care home and 19 assisted living bungalows with the minimum age for the occupation of the bungalows being 75. The objective of the care village is to provide the essential facilities and services that an elderly person may need. As well as access to 24-hour emergency care, other services and facilities will include maintenance, cleaning, personal care and catering whilst the care home also incorporates a hairdressers and a cinema.
- 5.9 Individual care packages are facilitated by the scheme's management. The care village model enables occupiers to stay in the assisted bungalows for longer, with as much independence as desired, on the basis that as occupiers' needs inevitably increase; they are already accommodated by that localised care system, which can be adjusted to accommodate evolving needs. The cost of care rises with intensity, and occupiers of the bungalows would have priority for available space in the care home when that higher need arises.
- 5.10 Care villages are known to delay the need for NHS resources, since residents are able to rely on care that otherwise, in the wider community, would mean a trip to the GP or delayed release from hospital. The Housing our Ageing Population Panel for Innovation (HAPPI) 4 report was published in April 2018 by the Inquiry established by the All Party Parliamentary Group on Housing and Care for Older People. The report recognised the growing housing needs of older people in the countryside and called on Councils to address the quantity and quality of homes needed for older people in rural areas. Policy 4 'Housing delivery' of the Joint Core Strategy (JCS) includes a requirement for mixed tenure housing with care as part of the overall housing provision in highly accessible locations. It goes on to list Thorpe St Andrew as an area in which provision is particularly required. Policy 7 of the JCS further states that there is an identified need for care homes with nursing provision in Norwich and its immediate environs. Supporting paragraph 5.53 of Policy 7 also recognises the need for new care facilities in the plan area. It states: 'evidence from consultation suggests that over 1,000 additional specialist dementia care homes and care homes with nursing places addressing various needs will be required by 2026'. It is therefore considered that as in line with Policy H5 DM DPD, the facility is required to meet an identified need in the locality.
- 5.11 In addition Policy 4 of the JCS states that to meet the existing and future needs of the community, provision will be made for specialist housing such as supported housing, care facilities and retirement communities. The proposals will also support jobs and economic growth and are therefore considered to accord with Policy 5 of the JCS. The Council's Economic Development Officer has also supported the application stating that it will have significant community benefits. The principle of the development is therefore considered

to be acceptable.

### **The design, landscaping and impact upon the character and appearance of the area**

- 5.12 It was originally proposed that the care village would consist of a 68 bed care home, 23 assisted living apartments and 18 assisted living bungalows. Concerns were raised by the Local Planning Authority with regards to the density of the scheme as well as the height of the care home building and assisted living flats, which were proposed to be three storeys in height and this was considered to be dominating and excessive. During the course of the application the assisted living apartments were removed from the scheme and the main care home element revised and moved further to the South of the site. The three storey elements of the care home have been reduced and moved more centrally to address these concerns. The number of bungalows on the site was increased to 23 however the Local Planning Authority considered that the density of the bungalows needed to be reduced and further amended plans were submitted, by request, to reduce the number of bungalows to the north of the site down to 19.
- 5.13 With the plans in their current form it is considered that the layout and design of the scheme is now acceptable. Only the central part of the care home building is at three storey level with the rest of the building of a two storey height. The District Design Advisor has commented that the 'architectural approach is now more consistent and visually unified with a variety of materials used to break up the mass and length of the building where the long elevations are presented'. The three storey element, although larger than any surrounding development is set deep into the site and is broken up with the projecting two storey wings. The Design Advisor has raised no objection to the form, mass and scale of the care home building which is now considered to be acceptable from a design perspective.
- 5.14 The bungalows have been designed as lodges to reflect the woodland backdrop at the northern end of the site. The Design Advisor has commented that the bungalows are of an 'attractive design' and are 'appropriate for the wooded location and the mix of traditional and more contemporary elevational treatments assimilates the development into the character of the wider area.' The Design Advisor has also noted that the revised layout of the bungalows is an improvement in design terms and realises the wooded, minimal hard landscaped character for this part of the site and has concluded that the application can be recommended for approval on design grounds. Overall it is considered that the layout and design of the proposals are considered to be acceptable and the application is considered to comply with Policy 2 of the JCS and Policy GC4 in this regard.
- 5.15 The development will require a number of trees to be removed, mostly from within the central area of the site. The Council's Conservation Officer (Arboriculture & Landscape) originally raised concerns with regards to the number of trees to be removed within the belt of trees to the north and east of

the site and also requested that the density of the bungalows was reduced in order to allow a greater degree of separation between the bungalows and the north of the site. This is particularly important as the area of woodland and ponds to the north of the site is a County Wildlife Site (CWS) known as Belmore & Brown's Plantation.

- 5.16 During the course of the application the amendments to the plans and reduction in the number of bungalows has allowed for an increased buffer between the bungalows and the County Wildlife Site. The Conservation Officer has commented that this will reduce the pressure on the boundary trees and that the majority of his concerns have been resolved. The trees still proposed to be removed from the site are mainly of a low or moderate amenity value and a landscaping scheme has been submitted with the application which proposes additional planting of 103 trees to help provide mitigation for the loss of the trees to be removed.
- 5.17 Given the size, scale and mass of the care home building it will be visible from outside of the site however both the trees and planting on the sites boundaries will help to provide screening and the proposed additional planting will also help this. The bungalows are smaller in scale and will only be visible from intermittent views when viewed from outside the site. Overall it is considered that the design of the proposals is acceptable and although visible from street scene, the proposed development will not cause significant harm to the general character and appearance of the area. The application is considered to accord with Policies GC4 and EN2 of the DM DPD in this regard.

### **The impact upon biodiversity and ecology**

- 5.18 An Ecological Report and a Protected Species Survey were submitted with the application. These reports found that a single common pipistrelle was found roosting in one of the dwellings to be demolished. The Ecological Report comments that the proposed development would result in the destruction of a bat resting place and of Great Crested Newts terrestrial habitat which would be considered offences under Article 12(1) of the Habitats Directive and its UK enactment, the Conservation of Habitats and Species Regulations 2017. The reports state that to proceed with the development as currently envisioned, it is advised that the developer needs to apply for European Protected Species mitigation licences (one for bats and another for Great Crested Newts) in order to proceed without risk of offence and an informative will be added to the decision notice to ensure that the developer is aware of this.
- 5.19 The Ecological Report states that predicted negative impacts on other protected and valued species are expected to be avoidable or mitigatable by adopting the precautionary measures outlined in the Ecology Report. A Construction Environmental Management Plan (CEMP) is advised to outline these measures in detail and to ensure their delivery. The Ecology Report also states that a Landscape and Ecology Management Plan (LEMP) should

be submitted to provide habitat enhancement of the site. The Report states that assuming a LEMP is adopted, it is likely that the proposed development would have minor positive impacts for some receptors, although net minor negative impacts for other receptors are likely inevitable given the overall habitat loss. Overall however, the report concludes that it is expected that with the advised enhancements, a positive impact on biodiversity can be achieved in the long-term.

- 5.20 Norfolk County Council in their role as Natural Environment Team have commented that the Ecology Report is considered fit for purpose but recommended that further bat surveys and a lighting plan was submitted in support of the application. However, they have noted that if the works are undertaken in accordance with a CEMP, LEMP and EPS licences for bats and great crested newts, then the development will avoid, minimise and mitigate predicted impacts and enhance the habitats on the site. The Norfolk Wildlife Trust has also stated that provided the CEMP and LEMP are conditioned then a net gain for biodiversity will be achieved on the site in the long term.
- 5.21 The Local Planning Authority can confirm that conditions are proposed to be added to the decision notice which set out that a Construction Environmental Management Plan (CEMP) and a Landscape and Environmental Management Plan (LEMP) must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. With these conditions in place the application is not considered to have any significant detrimental impact upon the biodiversity and ecology on the site or on the nearby County Wildlife Sites. The application is therefore considered to accord with Policy 1 of the JCS and Policy EN1 of the DM DPD.

### **The impact upon neighbour amenity**

- 5.22 With regards to the impact of the development on neighbour amenity both the Local Planning Authority and residents of dwellings to the west of the site originally raised concerns with regards to the size and scale of the care home building and that the care home building would result in overlooking of these residential properties.
- 5.23 In terms of the size and scale of the care home building the revisions to the plans, referred to in paragraph 5.12 has resulted in the lower, two storey, elements being those closest to the neighbouring properties to the south, east and west. The care home building is, at its closest point, approximately 45 metres from the nearest dwelling to the west of the site and the closest part of the three storey element to any residential dwelling to the west of the site is now approximately 56 metres. These distances are even greater when considering the existing dwellings to the east of the site. Given the screening that will also be provided by the existing and proposed trees and vegetation on the sites east and west boundaries and it is considered that the care home building will not appear significantly dominating or overbearing for these neighbouring residents. The dwellings which have been granted outline approval under application 20151132 to the south and east of the site will be

closer to the care home however the layout for this development is only indicative at this stage. It should also be noted that any future occupier of the these dwellings will be aware of the care home building prior to purchase of the property and these properties will also be well screened by the trees and hedging on these boundaries.

- 5.24 With regards to concerns around overlooking the plans have been amended to remove any roof terraces which were originally proposed. Given the distance between the care home building and neighbouring residential properties, the screening provided by existing and proposed trees and the fact that any windows will be looking towards the front of neighbouring properties and it is considered that the proposals will not result in any significant overlooking issues.
- 5.25 Some concerns have also been raised by local residents that the proposals will result in noise and disturbance. It is worth noting that planning permission has previously been granted for a spa and wellbeing centre on the site which is likely to have attracted a similar or greater number of vehicular movements to and from the site. The plant room has been located within the basement of the care home building which will help to minimise noise omissions from it and the Council's Environmental Health Officer has raised no objection to the application with regards to noise pollution. Overall it is considered that no element of the proposals will result in any significant detrimental impact upon neighbour amenity and the application is therefore considered to comply with Policy GC4 of the DM DPD.

### **The impact upon highway safety**

- 5.26 The application initially proposed two access points into the site off Pound Lane. The northern access being a new access point and the southern access being an existing access for one of the dwellings to be demolished. Norfolk County Council in their role as Highway Authority objected to the application due to concerns surrounding the access to the site. The road was considered to be too narrow to support two-way traffic at the point of the northern access whilst visibility was considered to be insufficient at the southern access. The Highway Authority also suggested that the pedestrian facility required some adjustment and raised concerns regarding the parking on site.
- 5.27 During the course of the application the plans have been amended to revise the access into the site. The northern access has been removed resulting in the southern access being the only vehicular access in and out of the site. This access has also been improved to provide 2.4m x 43m visibility splays which had been requested by the Highway Authority. The parking on site has also been altered since the Highway Authority raised concerns with 22 staff car parking spaces, 19 visitor parking spaces and 20 parking spaces to be associated with the bungalows proposed.
- 5.28 It is hoped that the latest amended plans have addressed all of the concerns

raised previously by the Highway Authority. The Highway Authority however are as yet still to provide comment on the latest amended plans. If these comments are received prior to the committee meeting then they will be reported to members at the meeting.

### Other Issues

- 5.29 The site is located in Flood Risk Zone 1 and so it is considered that there is a low risk of flooding on the site. A Flood Risk Assessment report has been submitted with the application which sets out that a Sustainable Drainage System (SuDS) is proposed on site using five soakaways to cater for the runoff from the proposed roof areas. Norfolk County Council as Lead Local Flood Authority have welcomed that a Sustainable Drainage System is proposed and have raised no objection to the application subject to a condition being added to the decision notice. The condition requires further details relating to the soakaways and surface water drainage to be submitted to and approved in writing by the Local Planning Authority and it is confirmed that this condition is proposed to be added to the decision notice as requested.
- 5.30 The foul water associated with the development is proposed to connect into the existing Anglian Water foul water sewer network. Anglian Water has confirmed that there will be available capacity for these flows in the catchment area. Overall the application is considered to accord with Policy 1 of the JCS and Policy CSU5 of the DM DPD with regards to surface and foul water drainage.
- 5.31 Some neighbouring residents have raised concerns with regards to the demolition of Beech Lodge, which is one of the existing two properties on the site. The Council's Historic Environment Officer has commented that although the building retains some of its original features and form, many windows have been replaced, extensions have been made and internal alterations carried out. They have therefore raised no objection to the demolition of the building. During the course of the application a request was also made to Historic England for Beech Lodge to be listed. Historic England considered this request but commented that the criteria for listing was not fulfilled and confirmed that Beech Lodge is not recommended for listing. The Council's Historic Environment Officer did state that as the building has some local interest they would suggest that a photographic record of the building be conditioned and it is confirmed that this condition will be added to the decision notice as suggested.
- 5.32 Norfolk Constabulary's Architectural Liaison Officer has raised concerns with regards to the lack of boundary treatments on the site and therefore the lack of security for future residents of the bungalows. The plans show a 600mm high post and wire fence proposed to the rear of the bungalows to the very north of the site which back on to the woodland area. The Architectural Liaison Officer has noted that there is also no informal surveillance over the rear of these bungalows which further increases the dwelling's vulnerability.



The design is for the bungalows to have communal garden areas rather than individual gardens. Given the rural nature of the site and the relationship with the County Wildlife Site to the north, it is considered that a more secure boundary treatment such as a 1.8 metre close boarded fence would appear out of character and would cause harm to the character and appearance of the County Wildlife Site. Additional softer boundary treatments such as 'defensive' planting could however be explored further and it is proposed that a condition will be imposed requiring full details of the boundary treatments to be submitted to and approved by the Local Planning Authority in a bid to find a solution to these concerns.

- 5.33 NHS England has commented that the proposal is likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England has stated that they would expect these impacts to be assessed and mitigated. There is one branch surgery within a 2km radius of the proposed development, this being Thorpewood Medical Practice. The catchment practices are said to not have sufficient capacity for the additional growth resulting from this development and proposed cumulative development in the area. NHS England state that a developer contribution will be required to help mitigate the impacts of this proposal and cumulative development growth in the area.
- 5.34 Healthcare is not on the Broadland CIL 123 list and contributions from CIL therefore cannot be sought. However, officers consider that the responsibility for health provision remains with the health providers, primarily with NHS England who provide funding for doctors based on the population / number of patients in an area. The residents in new developments will contribute to this national funding through taxes in the same way as existing residents. Consequently, in general terms, the impact of a new development on existing medical facilities is managed by health providers and it is not considered that obligations could reasonably be sought through Section 106.
- 5.35 The Council's Environmental Contracts Officer has raised some concerns with regards to waste collection from the site. The Contracts Officer has requested that tracking plans are provided for a large refuse vehicle and that some amendments are made to avoid any conflict between the service vehicles and pedestrians within the site. It is hoped that these revisions will be made prior to the committee meeting and if this is the case then members will be updated at the meeting. If the Environmental Contracts Officer still has concerns with the amended plans it may be that the developer needs to have further conversations with the Council's Environmental Contracts team should planning permission be granted on site with regards to the collection of waste from the site.
- 5.36 The majority of the site is underlain by sand and gravel. In responding to the application, Norfolk County Council in its capacity as Mineral Planning Authority have stated that a safeguarded mineral resource occurs on site and therefore have requested that a condition is added to the decision requiring a

Materials Management Plan to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The purpose of the Management Plan is to estimate the quantities of material which could be extracted from groundworks and reused. This condition is proposed to be appended to the decision notice as requested.

- 5.37 Norfolk Fire and Rescue Service have requested that a condition is appended to the decision notice requiring a scheme to be submitted for the provision of a fire hydrant on the development. It is confirmed that this condition is to be added to the decision notice as requested.
- 5.38 A condition is proposed to be imposed which requires a scheme including a timetable for implementation, to secure at least 10% of the energy supply of the development from decentralised and renewable or low-carbon energy sources as in line with the requirements of Policy 3 of the JCS.
- 5.39 The Council's Housing Enabling Officer has confirmed that there is no affordable housing requirement on site as all of the proposed development will fall within Use Class C2. To ensure that the assisted living bungalows continue to be occupied with Use Class C2 a section 106 agreement is necessary to set out the requirements in this respect.

### Conclusion

- 5.40 In conclusion, it is considered that although the site is located outside the settlement limits the site is accessible by public transport and is within reasonable proximity of community facilities. The proposals will help to meet an identified need and support jobs and economic growth in the area. It is considered that the proposals will not cause any significant harm to the general character and appearance of the area, the adjacent County Wildlife Sites or neighbour amenity. It is considered on balance that the scheme is acceptable subject to no objections from the Highway Authority, the imposition of conditions and the completion of a Legal Agreement to ensure the care village remains within Use Class C2, residential institution accommodation.

Recommendation: Delegate authority to the Director of Place to approve subject to no objections from the Highway Authority and subject to the following conditions and subject to a Section 106 Agreement with the following Heads of Terms:

#### Conditions:

- (1) Time Limit
- (2) In accordance with plans and documents
- (3) External materials
- (4) Hard and soft landscaping and boundary treatments
- (5) External lighting scheme
- (6) Accordance of AIA and Landscaping

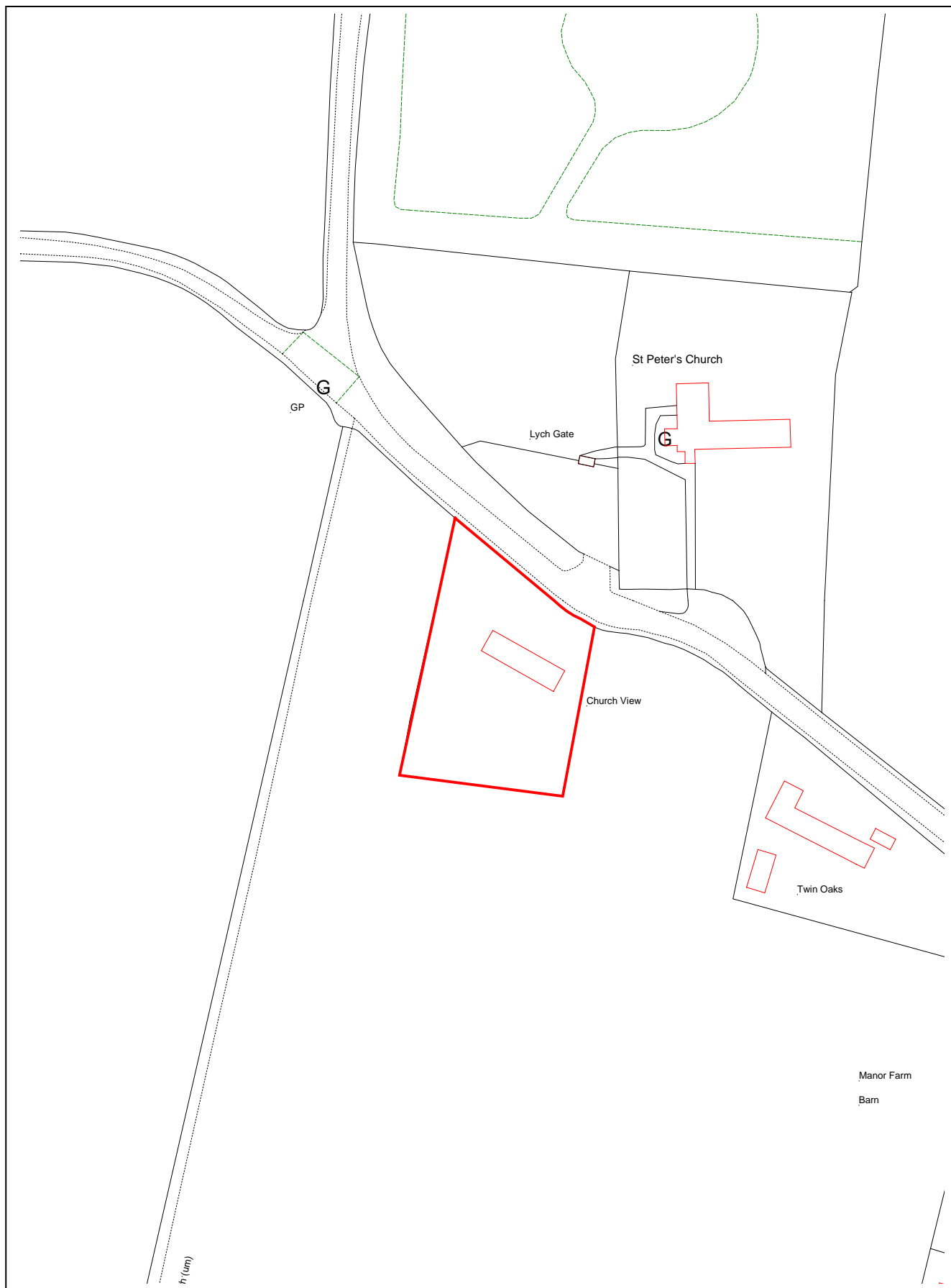
- (7) Construction Environmental Management Plan (CEMP)
- (8) Landscape and Environmental Management Plan (LEMP)
- (9) Survey Lifespan – If works do not commence within 12 months ecological measures will be reviewed
- (10) Highway conditions TBC
- (11) LLFA drainage condition
- (12) Materials Management Plan - Minerals (MMP-M)
- (13) Photographic recording (Beech House)
- (14) 10% Renewable energy
- (15) Fire hydrants
- (16) No lighting fires within site during construction period

### Heads of Terms:

- (1) Care village regulated by Care Quality Commission (CQC)
- (2) Occupiers of care village and bungalows contractually obliged to purchase a minimum of four hours of care each week
- (3) Minimum age of all residents of the care village are 75 years of age
- (4) Residents of care village will pay weekly maintenance fee to cover the daily bin collections and property maintenance
- (5) Care village to contain level access bathing / showering facilities, accessible doorways and circulation, higher level electrical sockets and emergency alarm systems with pull cords

**Contact Officer,  
Telephone Number  
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**Application No: 20190881**

**Church View, Church Road, Lingwood, NR13 4TR**

**Scale:**  
**1:1250**

**Date:**  
**22-Aug-19**



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**Application No:** [20190881](#)  
**Parish:** **Lingwood with Burlingham**

**Applicant's Name:** Mr Robert Smith  
**Site Address:** Church View, Church Road, Lingwood, NR13 4TR  
**Proposal:** Demolish bungalow and erect 4 bedroom house and outbuilding

### Reason for reporting to committee

There are exceptional circumstances which warrant consideration of the proposal by committee.

Recommendation summary:

Refuse

#### 1 Proposal and site context

- 1.1 The application relates to a modest single storey dwelling which has been partially demolished and is in a poor state of repair. The curtilage is bounded by tall hedges. There is a public right of way run to the west of the site and continues south to Post Office Road. The Grade I Listed St Peter's Church is located to the northeast.
- 1.2 The application is for a two-storey dwelling with a rear-projecting wing, which is 8.65 metres tall; an outbuilding which is located to the front of the site is 6 metres tall. It is proposed to utilise the existing access.

#### 2 Relevant planning history

- 2.1 [010509](#): (1) Demolition of existing timber framed bungalow (2) Erection of replacement dwelling (3) New vehicular access. Approved 19 September 2001.
- 2.2 [20121199](#): Certificate of lawful development – implementation of planning application 010509. (1) Demolition of existing timber framed bungalow (2) Erection of replacement dwelling (3) New vehicular access: Withdrawn 25 September 2012.
- 2.3 [20171617](#): Certificate of lawful development single residential dwelling – Class C3. Approved 20 November 2017.
- 2.4 [20180897](#): Demolition of bungalow and outbuildings and erection of replacement dwelling and erection of outbuilding and temporary caravan. Withdrawn 13 December 2018.

### 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 11: Making effective use of land  
NPPF 12: Achieving well-designed places  
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

#### 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 EN4: Pollution  
Policy H4: Replacement dwellings outside settlement limits  
Policy TS3: Highway safety  
Policy TS4: Parking guidelines

#### 3.4 Supplementary Planning Documents (SPD)

Landscape Character Assessment

#### 3.5 **Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:**

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

### 4 Consultations

### 4.1 Parish Council

Full support. It is noted that although the height had been reduced it remains taller than the average house.

### 4.2 Ward Member

No response.

### 4.3 Norfolk County Council Highways

Support with conditions on access, gates, visibility splays and on-site parking and turning.

### 4.4 Historic England

On the basis of information submitted Historic England do not wish to offer comments.

You may wish to seek views of specialist conservation advisors.

### 4.5 Senior Conservation and Design Officer

- The existing bungalow is on a site south of and in close proximity to Grade I Church of St Peter on the opposite side of the road. There are good views of the Church on the western approach along Church Road, with the Church tower dominating, as well as from across the fields to the south from Post Office Road.
- The Listed Manor Farm and The Old Barn are also to the South East.
- Three bungalows were speculatively built in this area on Church Road with landscape gaps between: Church View, Twin Oaks and The Bungalow. All are/were C20 and none of any architectural or historic importance. Church View is now partially demolished and ruinous. With surrounding landscaping these modest dwellings have a relatively low impact despite affecting to some extent the historic isolated setting of the Church.
- The proposed new house is a large scale two storey house to be constructed with modern dimensions. It will be far more dominating in views particularly in the approach to the Church from the west, and views of the Church from Post Office Road where the building will be far more visible – detracting from the view of the Church and the footpath to the west.
- The landscaping around Church View is currently thick, extensive and high, and may help to obscure and screen the building to some extent.

However, it appears overgrown. The 2000 photo shows that this was not always the case.

- With regard to the design, the relationship between the fenestration, size of windows and scale of the building does not appear right with the windows being too small in relation to the solidity of the elevation. The elevation has too much horizontal emphasis. Also, having stone surrounds for windows is not a traditional Norfolk rural detail, so particularly not appropriate in a sensitive historic setting such as this. Care also needs to be taken in the appropriateness of slate – not a common material in Norfolk, and I would recommend clay pantiles as a more sympathetic material.
- In terms of enhancing the setting of the Church a replacement dwelling would be welcomed, however I would suggest a more modest traditionally scaled one and half storey building based on simple vernacular forms and styling, for example lower eaves / attic storey and dormer windows. This would have a far less harmful impact on the setting of the Church and views of it.

#### 4.6 Historic Environment Officer

- I am generally happy that my previous concerns have been addressed and in particular, the scale and massing of the property (at least from the most sensitive north elevation) has been reduced. The impact on the setting of the Grade I Listed Church should therefore be minimal and not detrimental.
- It is noted that indicative materials are proposed or in some cases it is stated that certain materials will be agreed in conjunction with us. Would it therefore be possible to condition all external materials?

#### 4.7 Design Officer

- This submission follows extensive pre-application advice including design advice on the replacement dwelling.
- The submission in design terms accords in the main with the pre-application advice and the revisions requested at that time.
- My previous comments in regard to this scheme were as follows:
  - The revisions whilst not taking on board all previous comments do result in a far more appropriate form of development in terms of form, mass, scale and appearance.
  - There remain some minor issues that will require further detail particularly in relation to the materials, some of which have been indicated but details of all should be conditioned. Also drawn details of the window surrounds which is assumed will be in the same material as the gable corbelling. An indication of how this surround



detail and the corbels will relate to the brickwork and in the case of the window surrounds the windows should be shown. Also details of the construction of the balcony and the materials proposed for this element.

- In summary, the revised design is now considered acceptable and can be recommended for approval subject to the above comments.
- Whilst photos have been submitted in support of the application in regard of materials and balcony details I would comment as follows.
- Confirmation is required that the balcony will be constructed in timber.
- Confirmation of brick type is required a red multi stock might be more appropriate.
- Confirmation of the slate type is required.
- Confirmation of the window type is required Timber would be preferable given the traditional appearance of the dwelling.
- Indication of corbel and brickwork surround details to the brick walls still haven't been supplied.
- The proposed corbel and brick design and section are appropriate.
- This additional information should be provided or at the least covered by condition.

### 4.8 NCC Ecologist

Support with conditions:

- Application supported by a preliminary ecological appraisal, which is a high quality report.
- Report required single and dusk or emergence survey to understand the potential bat use.
- This needs to be carried out prior to the determination of the application. Likely subject to bat report that the works can be conditioned to be accordance with the ecology report.

Additional comments:

- Now happy, suggest condition in accordance with the report.

### 4.9 BDC Conservation Officer Arboriculture and Landscape

Support with conditions:

- No tree report has been submitted, but with reference to the ecology report there is a mixed scattering of trees and boundary hedges.
- From aerial photos it would appear that the majority of the site was cultivated with boundary hedges with have grown considerably and is

mentioned in design and access statement that these will be reduced and managed.

- No tree constraints to the proposal, suggest existing hedge root protection zones are protected during construction via condition.

#### 4.10 BDC Pollution Control Officer

Informative on asbestos is required.

#### 4.11 Other Representations

Two letters raising the following issues:

- Pleased that bungalow is being redeveloped, the site has been subject to littering and anti-social behaviour.
- Pleased that many of comments and concerns have been taken into account.
- Opposite Church so request that frontage hedge to be retained.
- Still concerned about the size of the proposed outbuilding and more specifically its future use.
- Turtle Doves are nesting on the site and have returned for the last five years.
- Requested that construction work is suspended during Sunday services, baptism, weddings, funerals and burials are taking place.
- Developers should note Church bells are rung during and prior to services and weddings.
- The reduction in height of both buildings and the repositioning of the house will have less impact on the Grade I Listed Church.

## 5 Assessment

### **Key Considerations**

#### 5.1 Key considerations are:

- Principle of the development
- Impact of character and appearance of the area and heritage issues
- Impact on Highway safety
- Impact on residential amenity
- Impact on ecology

### **Principle**

- 5.2 Policy H3 permits replacement dwellings outside settlement limits providing the building is intact and the use of the dwelling has not been abandoned. A certificate of lawful development was granted for a dwelling on the site in 2017 (application 20171617), although the building has deteriorated, further I consider that the site still has a lawful residential use. As a result, the principle of a replacement dwelling is therefore acceptable.

### **Impact of character and appearance of the area and heritage assets**

- 5.3 Permission was originally granted for a one and half storey replacement dwelling in 2001 (ref: 010509). A previous application was submitted for a replacement dwelling in 2018 (ref: 20180897). This application was an extensive negotiation regarding the design and scale of the proposed dwelling, which was originally two and half storey and the case officer for that application at the time considered that the resulting design on balance was acceptable, although all the suggestions had not been incorporated. The application was withdrawn, as further bat surveys were required.
- 5.4 I have reviewed the proposal as part of this application process and am very concerned about the scale and bulk of the proposed dwelling and its resulting impact on the character and appearance of the area and setting of the Grade I Listed Church.
- 5.5 The views of specialists are set out above.
- 5.6 The site forms part of the D4 Blofield Tributary Farmland defined by the Broadland Landscape Character Assessment, which identifies isolated churches as an inherent landscape sensitivity, the associated guidelines seek to conserve the pattern of isolated churches.
- 5.7 The existing bungalow is on the south side of the road and in close proximity to Grade I Listed Church of St Peter, located on the opposite side of the road to the northeast. There are good views of the Church on the western approach along Church Road, with the Church tower dominating, as well as from across the fields to the south from Post Office Road.
- 5.8 Three bungalows were speculatively built in this area on Church Road with landscape gaps between: Church View, Twin Oaks and The Bungalow. All are twentieth century and none of any architectural or historic importance. Church View is now partially demolished and ruinous. With surrounding landscaping these modest dwellings have a relatively low impact despite affecting to some extent the historic isolated setting of the Church.
- 5.9 The proposed dwelling is substantial two-storey dwelling with the ridge height of the dwelling including the rear projection being 8.65 metres high. Including the rear projection the depth of the dwelling would be 15 metres. It would be far more dominating in views particularly in approach views to

the Church from the west, and views of the Church from Post Office Road where the building will be far more visible and detracting from views of the Church from the footpath to the west. This would result in a very large and bulky dwelling, which would dominate the largely undeveloped, isolated rural setting of the Church.

- 5.10 The applicant has agreed to remove the large balcony deck, which is a significant improvement. However, I consider a reduction in the height of the rear projection a minimum, is needed to reduce the scale and bulky appearance of the dwelling.
- 5.11 It is proposed to locate the outbuilding to the front of the site, which is 6 metres tall. Again, this is a substantial structure, but on balance I consider is acceptable.
- 5.12 There is currently very tall hedging around the site; it would not be possible to require that this is retained at its current height.
- 5.13 In more detailed design terms, the windows have been made larger, so they look proportionally better within the elevation. The stone surrounds around windows, which is not a traditional Norfolk detail have been deleted, the stonework around the porch remains. These changes to the details have resulted in the improved appearance of the dwelling. Clay pantiles would be more appropriate on the dwelling, but in this instance the use of slate is considered acceptable.
- 5.14 S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. I consider the scale and bulk of the proposed dwelling resulting from its height and size, would result in it dominating the undeveloped rural setting of the Grade I Listed Church resulting in less than substantial harm to the heritage asset. Paragraph 196 of the NPPF requires that the less than substantial harm to the heritage asset be weighed against the public benefits of the proposal. In this instance, it is not considered that the public benefit of a replacement dwelling of this scale would outweigh the harm to the designated heritage asset.
- 5.15 Due to the scale and bulk of the proposed dwelling as discussed above, I consider it would have a detrimental impact on the D4 Blofield Tributary Farmland Landscape by eroding the isolated setting of the Church. As a result, it is also contrary to policy GC4 and EN2 of the DM DPD and Policy 2 of the JCS, which requires new development to achieve a high standard of design and respect the local distinctiveness of the area and landscape defined in the Landscape Character Assessment.

### **Highway Safety**

- 5.16 Subject to conditions, the Highway Officer supports the application, which raises no significant highway safety issues. There is a sufficient space in the site to park and turn. As a result, it is considered the proposal complies with Policies TS3 and TS4 and the DM DPD.

### **Residential amenity**

- 5.17 The dwelling is set in its own plot, so does not raise any residential amenity issues. The Church has requested that construction does not occur during Church services, it is not possible to condition this, however I am sure the Church and applicant could come to an agreement on this.

### **Ecology**

- 5.18 A satisfactory ecology report has now been submitted and the proposed mitigation can be conditioned.

### **Other Issues**

- 5.19 Under Section 143 of the Localism Act the Council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.20 This application is liable for Community Infrastructure Levy (CIL) because additional floor space is being created and the building has not been in lawful use for a continuous period of six months within the last 36.

### **Conclusion**

- 5.21 In conclusion, the bulk and scale, resulting from its height and size would result in the dwelling, which dominated the isolated and undeveloped rural setting of the Grade I Listed Church causing less than substantial harm to the setting of the listed building and the character and appearance of the Blofield Tributary Farmland Landscape. The public benefit of the replacement dwelling does not outweigh the harm to the designated heritage asset. As a result, it is not in accordance with S 66(1) of the Act, Paragraph 196 of the NPPF, Policy 2 in the JCS and Policies GC4 and EN2 of the DM DPD.

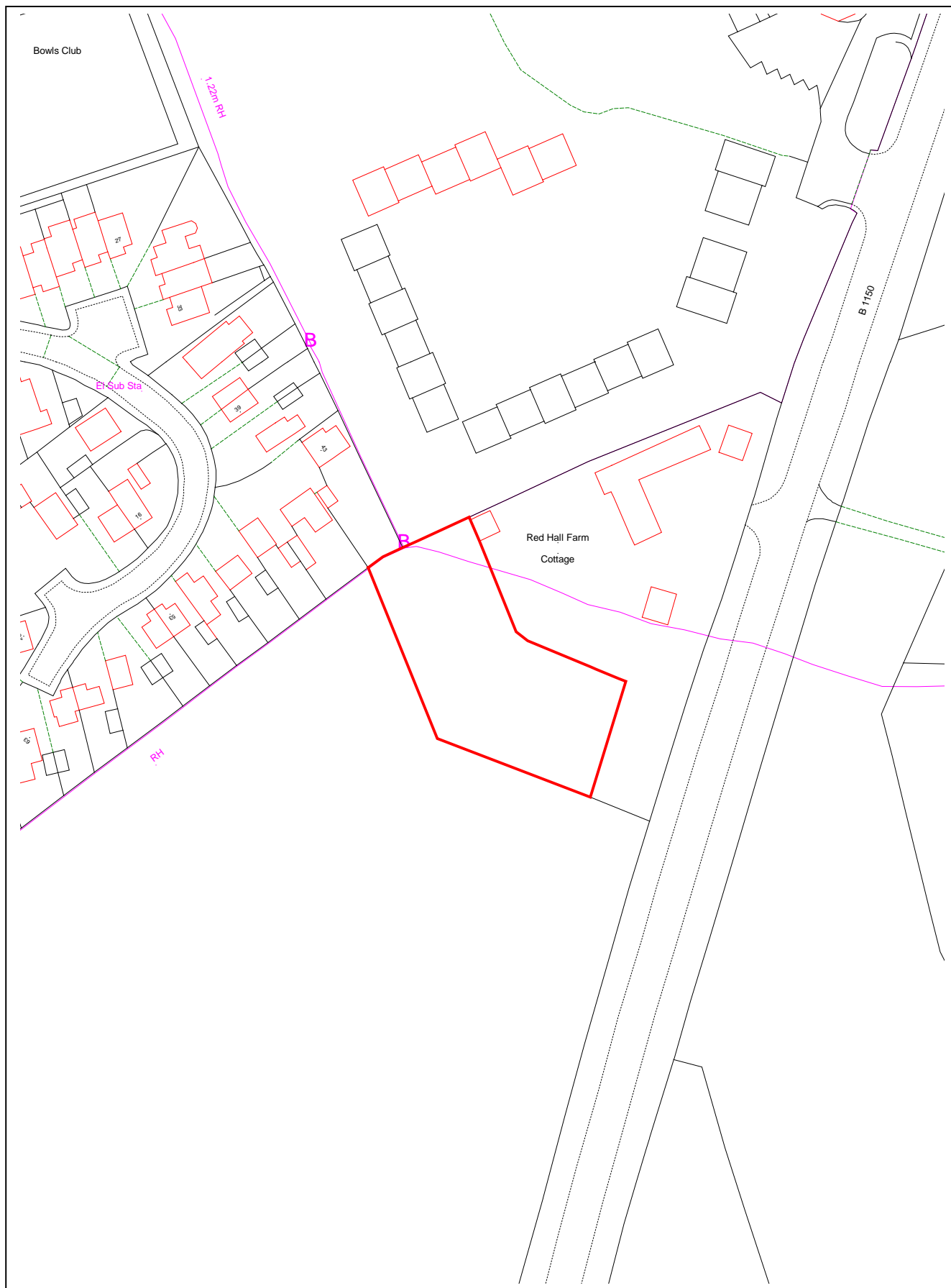
Recommendation: Refuse.

The proposed dwelling by reason of its bulk and scale resulting in its height and size would dominate the isolated and undeveloped rural setting of the Grade I Listed Church and result in less than substantial harm to the setting of the listed building, which would not be outweighed by the public benefit of providing a new dwelling on the site, which would be not in accordance with S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 196 of the National Planning Policy Framework and Policy 2 in the Joint Core for Broadland, Norwich and South Norfolk.

The scale and bulk of the dwelling as a result of its height and size would result in a dominant feature which would erode the isolated setting of the Church and in doing so adversely affect the D4 Blofield Tributary Farmland landscape as defined by the Broadland Landscape Character Assessment SPD contrary to policies GC4 and EN2 of the Broadland Development Management Development Plan Document and Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk.

**Contact Officer,  
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**Application No: 20191090**

**Red Hall Farm Cottage, North Walsham  
Road, Crostwick, NR12 7BZ**

**Scale:  
1:1250**

**Date:  
22-Aug-19**



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**Application No:** [20191090](#)  
**Parishes:** **Crostown, Spixworth & Beeston St Andrew**

**Applicant's Name:** Mr Waterman  
**Site Address:** Red Hall Farm Cottage, North Walsham Road,  
Crostown, NR12 7BZ  
**Proposal:** Change of use of agricultural land to residential  
garden

### Reason for reporting to committee

The site is outside of the settlement limit and the change of use of land to residential use does not accord with any specific policy of the development plan.

Recommendation summary:

Approve subject to conditions

### 1 Proposal and site context

- 1.1 This application seeks full planning permission for the change of use of land to residential curtilage known as Red Hall Farm Cottage, North Walsham Road, Crostown, NR12 7BZ.
- 1.2 The site is located on North Walsham Road (B1150) and is located 0.3 miles from the Broadland Northway (Northern Distributor Route (NDR)).
- 1.3 The site lies outside of the defined settlement limit; however the site is within close proximity as the nearest settlement boundary touches the site at the rear.
- 1.4 The application site is close to the settlement limits of Spixworth which is identified under Policy 15 of the JCS as a Service Village and within the Norwich Policy Area. The sustainability of the proposal has therefore also been considered with regard to the proximity of the site to Spixworth.
- 1.5 The applicant is in ownership of the land which is proposed to be changed as subject to this application. The total area that the applicant owns measures approximately 5,075 square metres (0.5 hectares). The existing residential curtilage and storage area equates to approximately 3,253 square metres (0.32 hectares). The proposed residential curtilage measures approximately 1,822 square metres (0.18 hectares).
- 1.6 The site is used as a residential property and amenity space, with a small storage area, as well as agricultural land towards the rear (south-west) of the site which includes free-standing solar PV panels. These strips of land are separated by hedging. It is proposed that the hedge separating these two parcels of land will be removed and the parcel of land as part of this



application will be seeded to grass.

- 1.7 The site is located approximately 4 miles to the north-east of Norwich City Centre, approximately 2.5 miles from Norwich International Airport and approximately 0.5 miles from Spixworth Village Hall.

### 2 Relevant planning history

- 2.1 [840608](#): Two storey side extension and single storey front extension. Approved 11 June 1984.
- 2.2 [850029](#): One dwelling. Approved 12 February 1985.
- 2.3 [901914](#): Self-contained residential annexe and garage. Approved 28 December 1990.
- 2.4 [20021358](#): Alterations; two storey extension; detached double garage and chimney stack. Approved 7 January 2003.
- 2.5 [20071508](#): Ground and first floor extension. Approved 11 December 2007.
- 2.6 [20111608](#): Detached double garage. Approved 8 December 2011.
- 2.7 [20120212](#): Change of use of agricultural land to residential garden & erection of solar PV panels (retrospective). Refused 5 April 2012.
- 2.8 [20120816](#): Retention of storage area and erection of PV and solar panels (retrospective). Approved 9 July 2012.
- 2.9 [20121815](#): Approval of details reserved by condition 2 of planning permission 20120816 – Landscape Scheme. Approved 3 January 2013.
- 2.10 [20172065](#): Erection of new single storey dwelling (Outline). Refused 05 April 2018.

### 3 Planning Policies

#### 3.1 National Planning Policy Framework (NPPF)

NPPF 04 : Decision-making

NPPF 15: Conserving and enhancing the natural environment

#### 3.2 Joint Core Strategy (JCS)

Policy 2 : Promoting good design

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 EN2: Landscape

## 4 Consultations

### 4.1 Crostwick Parish Council:

No comments received.

### 4.2 Spixworth Parish Council:

On the face of it, it would appear nothing out the ordinary I don't know whether the resident at 45 Rosa Close has a valid point though, is the transfer of agricultural land to a domestic garden a tried & tested route to then gaining permission for a new domestic plot or would that be straightforward enough to achieve without a transfer?!

It is a large additional area though in relation to the rest of the property and the separating hedge has been/shall be removed. However, I can't imagine spending time in a garden near the NDR roundabout & beside the North Walsham Road particularly relaxing either.

### 4.3 Beeston St Andrew Parish Council:

No comments received.

### Neighbour Representations

### 4.4 45 Rosa Close, Spixworth:

This was purchased as agricultural land, and we were lead to believe it would remain so. It has already been granted retrospective planning permission after the owner erected 3 solar panels. This was again emphasised to remain agricultural land! This seems to be a stage by stage attempt to turn it into a building plot.

## 5 Assessment

### 5.1 The main issues to be taken into consideration in determination of this application are an assessment of the proposal against the policies of the Development Plan, the National Planning Policy Framework (NPPF), and the Planning Practice Guidance. Other key considerations in the determination of

this application are the impact on the character and appearance of the area and impact on neighbouring amenity.

### **Key Considerations**

- 5.2 The principle of the development
- 5.3 The impact of the development on the character and appearance of the surrounding area
- 5.4 The impact of the proposal on residential neighbouring amenity

### **Principle**

- 5.2 The site is located within the countryside where the principle of new development is not normally considered to be acceptable unless the proposal complies with a specific allocation and/or policy of the development plan. The proposed extension of residential curtilage into the countryside is not considered to comply with a specific Policy of the Plan and the development is therefore considered to conflict with Policy GC2 of the Development Management DPD.
- 5.3 Since the previous application (20120212) was refused planning permission in 2012, the site immediately north of the application site has gained planning permission for supported retirement bungalows on the site known as St Mary's Care Home. The site layout of these bungalows borders the application site and this changed the use of this agricultural land to residential.
- 5.4 To the east of the site is a property known as Broadwalk on the opposite side of North Walsham Road. Planning permission was granted for a replacement dwelling on this land under reference 20161088 and the residential curtilage of this property measures approximately 6,690 square metres (0.69 hectares).

### **Character and appearance of the surrounding area**

- 5.5 There is an existing hedge along the boundary line between the two pieces of agricultural land.
- 5.6 The applicant purchased the additional land approximately 14 years ago. Since then, the applicant has maintained the parcel of land as agricultural land and a degree of separation has been in place in the form of a hedge separating the residential curtilage and agricultural land.
- 5.7 The site is not visible from any surrounding public vantage points from North Walsham Road due to natural screening. With the new boundaries in place it is considered that when viewed from the south west the modest extension to the curtilage is not clearly visible. I consider that the extension of curtilage is not unduly excessive and does not represent a significant incursion into the

countryside to a degree that would cause harm to the general character and appearance of the surrounding area.

- 5.8 No structures are being proposed on the site and the impact on the character and appearance of the area is not considered to be sufficient to warrant objection to the development on landscape grounds. The proposal therefore complies with Policies, GC4 and EN2 of the Development Management DPD and Policies 1 and 2 of the Joint Core Strategy.
- 5.9 There are three sets of existing solar panels on this parcel of land which is subject of this application. These serve the main residential dwelling known as Red Hall Farm Cottage and the existing freestanding solar pv panels were granted planning permission in 2012.

### **Residential neighbouring amenity**

- 5.10 The site touches neighbouring residential boundaries with 43 and 45 Rosa Close in Spixworth on the boundary to the south west. These properties are within the settlement limit for Spixworth.
- 5.11 The site has not been used as part of the wider agricultural land which is adjacent to the site to the south. I consider that the material change of use would not result in any significant adverse impact to the amenity of any adjacent residents given the degree of separation from the nearest residential properties and the scale of the development being proposed.
- 5.12 On the boundary with 43 and 45 Rosa Close, there are a few large trees in place which provide natural screening between the neighbouring properties and the proposed land which is to be changed to form an extension to the residential garden. I therefore consider that this development would not cause a detrimental impact on any nearby neighbouring properties.
- 5.13 To the north of the application site is a development for supported retirement bungalows, for which the residential gardens of these bungalows borders the application site. The parcel of land changing use to residential curtilage is to the south of the site and I consider that these properties will not be detrimentally impacted by this development.

### **Other Issues**

- 5.14 Concerns have been raised over whether this application will lead to a residential building plot on the site. It should be noted that a planning application will be required if the applicant proposed to do this and this would require a separate grant of planning permission in any event.
- 5.15 In relation to the point above, the site history should be noted in that an application for outline planning permission for a single storey dwelling was submitted to the Local Planning Authority in 2017 ([20172065](#)). This was subsequently refused planning permission in March 2018. Reasons for this

refusal can be found within the decision notice for the application.

- 5.16 To restrict any outbuildings on the site, I consider it necessary to restrict permitted development rights for the erection of any outbuildings (Class E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, or re-enacting, or modifying that Order)).
- 5.17 Given the site history and that there are three sets of existing freestanding solar pv panels on this parcel of land, I consider it necessary to restrict permitted development rights for the installation of solar equipment and the installation of stand-alone solar equipment (Class A and Class B of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, or re-enacting, or modifying that Order)).
- 5.18 I consider that the extension of curtilage will not be unduly excessive and will not represent a significant incursion into the countryside or be to a degree that would cause harm to the general character and appearance of the surrounding area.
- 5.19 In conclusion, whilst the extension of the residential curtilage is contrary to Policy GC2 of the DM DPD, it is considered that the development does not cause significant harm in terms of its impact on the character and appearance of the area. Furthermore, there is no other harm associated with approving this development. Therefore, whilst there is a degree of conflict with the development plan with the site being outside of the settlement limit, the lack of harm is considered a material consideration which justifies the approval of the application.
- 5.20 This application is not liable for Community Infrastructure Levy (CIL)

Recommendation: Approve, subject to the following conditions:

Time limit (A1)  
Plans and Documents (E3)  
Restrictions on permitted development for outbuildings (D5)  
Restrictions on permitted development for further solar equipment (D3)

**Contact Officer,** Ellie Yarham  
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**Planning Appeals: 27 July to 23 August 2019**

**Appeal decisions received**

<b>Ref</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision maker</b>	<b>Officer recommendation</b>	<b>Appeal decision</b>
20181793	The Garden House, 1 St George Loke, Sprowston	Felling of Monterey Cypress	Delegated	Split decision	Dismissed
20190252	Leewood, 28 Back Street, Horsham St Faith	Felling of Alder	Delegated	Split decision	Dismissed
20190317	3 Barnby Road, Badersfield	Reducing height and breadth of cherry tree	Delegated	Split decision	Dismissed
20181885	Water Meadows, 11 Station New Road, Brundall	Erection of 1 No. self-build dwelling (outline proposal)	Committee	Refuse	Dismissed

**Appeals lodged: None in this period**

## **PLANNING COMMITTEE**

**4 September 2019**

### **Final Papers**

#### **Page Nos**

#### **Supplementary Schedule**

**72 – 77**

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

#### **DEMOCRATIC SERVICES**

##### **Broadland District Council**

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## SUPPLEMENTARY SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Plan No	Application No	Location	Update	Page Nos
1	20190016	Land East of Pound Lane, Thorpe St Andrew, NR7 0UB	<p><b>Norfolk County Council as Highway Authority</b> has provided additional comments on the application. The first set of additional comments stated that 7 additional visitor spaces were required on the site and that further alterations were required regarding the proposed offsite highway works plan (211373-500-P4).</p> <p>The applicants' agents have since submitted a revised Site Plan, which now provides these additional seven parking spaces as well as staff cycle parking and disabled spaces now indicated.</p> <p>The Highway Authority has now provided a further response, which states that, in light of the alterations to the plans, they now raise no objection to the applications subject to conditions.</p> <p>In the recommendation section within the committee report condition 10 states – Highway Conditions TBC. The Highways conditions can now be confirmed as</p> <ul style="list-style-type: none"> <li>• Future management and maintenance of streets in development</li> <li>• Vehicular access</li> <li>• Visibility splays</li> <li>• On-site parking for construction workers</li> <li>• Construction Traffic Management Plan</li> <li>• Off-site highway works details to be submitted</li> <li>• Off-site highway works to be completed to satisfaction of LPA</li> </ul>	16 – 51



			<p>Additional comments have also been received from <b>Norfolk and Waveney Sustainability and Transformation Partnership (STP)</b>. These comments state that the proposed development is likely to have an impact on the services of 2 GP practices, the Norfolk and Norwich University Hospital and Community Healthcare operating within the vicinity of the application site.</p> <p>It continues to state that the development will likely have an impact on the NHS funding programme for the delivery of healthcare provision within this area and specifically within the health catchment of the development. The STP conclude that they expect these impacts to be fully assessed and mitigated.</p> <p>These concerns are similar to those raised by NHS England and it is considered that this issue has been addressed in paragraphs 5.33 and 5.34 of the committee report.</p> <p>Additional comments have also been received from <b>Councillor Ian Mackie</b> who, as set out in paragraph 4.21, had previously objected to the application.</p> <p>Councillor Ian Mackie has now provided the following comments: 'Having considered the amended plans for a care complex and the revisions to the site entrance - I would be grateful if you could inform the committee that I <u>withdraw</u> my earlier objections and have changed my opinion of the plans.'</p> <p>The applicants' agents have submitted an additional '<b>Living Well Homes for Norfolk</b>' document to support the application. This is a planning</p>	
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			<p>position statement, produced by Norfolk County Council, which sets out the demand for extra care facilities within the local area. The document states that at the time of being produced there is a need for 548 'housing with care' facilities within the Broadland area and that there is an existing supply of just 70 'housing with care' facilities within the area. This means that there is an unmet need for 478 'housing with care' facilities within the district.</p> <p>The document also states that 'Population in Norfolk is increasing, and particularly in the older age groups. This means there is greater demand for accessible housing and neighbourhoods designed to maximise the quality of life of all residents, including those with physical disabilities, sensory need or dementia. Increasing both the range and number of housing options for older people is a key part of helping people to live independently for longer'.</p> <p>This document forms part of the submission documents for the application and has been uploaded to the Council's website as 'Additional Planning Position Statement'. It is considered that this document provides further demonstration that the facility is required to meet an identified need in the locality and builds on the information set out in paragraphs 5.8 – 5.10 of the committee report.</p> <p>As well as the Policies included within section 3 of the committee report <b>Policy GT2 of the Growth Triangle Area Action Plan</b> is also relevant. Policy GT2 seeks to achieve biodiversity and habitat connectivity through the delivery of two primary and seven secondary green infrastructure corridors. Policy GT2 identifies that one of these primary corridors: Thorpe Ridge, runs through the application site.</p>	
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			<p>The delivery of a green infrastructure corridor comprises the protection of key habitats and wildlife interests along its route and improving the quality of these sites and the linkages between them. This does not itself prevent development along the route of a corridor. Indeed some improved linkages on some GI Corridors in the Growth Triangle will only be achieved through landscaping, open space and other ecological measures provided by new development.</p> <p>In this instance, the application include the retention of important trees, enhanced landscaping and ecological mitigation measures. In the light of the above, it is considered that the proposals are consistent with the aims and objectives of Policy GT2.</p> <p>Finally In February 1985, an application for planning permission was made to erect a dwelling and double garage on land adjoining Pound Lane <a href="#">850340</a>. This dwelling was known as Tawny Lodge (one of the dwellings proposed to be demolished). Planning permission was granted in outline by the Planning Committee subject to a <b>Section 52 Legal Agreement</b> regulating the use of the adjoining land to prevent the development of the meadow to the north of that dwelling (the application site for the proposed care village). The Planning Committee at this time considered that without such agreement the proposal would be contrary to the provisions of the Thorpe St Andrew (Pound Lane) Local Plan which at the time stated the following:</p> <p><i>‘Development of any kind will be resisted on the small site north west of the Oasis Club, in order to retain the rural nature of the area and reduce the pressure for improvement to Pound Lane’.</i></p> <p>Clearly, in relation to the current application the Local Plan which was in</p>	
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			<p>place in 1985 is now superseded by the current national and local plan policies which are set out within Section 3 of the committee report. The application must therefore be considered on its planning merits having regard to the current policy context.</p> <p>This planning permission does not supplant that legal agreement. If the appellant intends to implement this planning permission separate steps may need to be taken by the developer to address this matter. It should also be noted that planning permission 20151132 has been granted on the site since the legal agreement was put in place.</p>	
<b>2</b>	20190881	Church View, Church Road, Lingwood, NR13 4TR	<p>In relation to paragraph 5.10 the applicant has submitted drawings removing the balcony and providing three options for the treatment of the rear projection:</p> <ul style="list-style-type: none"> <li>(1) Walls to be brick to match the front of the house</li> <li>(2) All three walls on the rear projection to be clad in grey weatherboarding.</li> <li>(3) Two sidewalls on the rear projection to be clad in grey weatherboarding and rear wall to brick to match the front of the house.</li> </ul> <p>In response to these three options are the comments of the Senior Conservation and Design Officer:</p> <p>The scale and form of the building is of a rural vernacular house rather than a smaller cottage, or a building based on traditional agricultural buildings. In this regard, the materials used should be based on traditional vernacular materials used for this dwelling type ie brick or render and clay pantiles or slate for C19</p>	<b>52 – 62</b>

			<p>properties.</p> <p>Weatherboarding as a material was predominantly used for agricultural or commercial properties, and therefore I would suggest that it is not appropriate for use in this context, as it will appear incongruous, particularly when the building is viewed from the south within the context and wider setting of the church.</p> <p>Weatherboarding will also look incongruous with the slate, which was a relatively expensive materials to use with aesthetic qualities in mind, compared to weatherboarding that was cheaper more functional material.</p> <p>Officer response – In relation to the three options for the different material treatments on the rear projection, it is considered that weatherboarding would appear incongruous and it would be preferable to use brick, as proposed by option 1. However, this does not change the recommendation for refusal as set out on page 62.</p>	
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