

Planning Committee

Agenda

Date

Wednesday 5 September 2018

Members of the Planning Committee

Miss S Lawn
(Chairman)

Mr D B Willmott
(Vice Chairman)

Mr A D Adams
Mr G Everett
Mr R F Grady
Mrs L H Hemsall
Mr R J Knowles

Mr K G Leggett MBE
Mr A M Mallett
Mrs B H Rix
Mr J M Ward

Time

9.30am

Place

Council Chamber
Thorpe Lodge
1 Yarmouth Road
Thorpe St Andrew
Norwich

Substitutes

Conservative

Mrs C H Bannock
Mr R R Foulger
Mrs T M Mancini-Boyle*
Mr I N Moncur
Mr G K Nurden
Mr M D Snowling MBE
Mrs K A Vincent
Mr S A Vincent
Mr D C Ward

Liberal Democrat

Mr S Riley

Contact

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@BDCCDemServices

*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, Head of Planning or the Head of Democratic Services & Monitoring Officer prior to the meeting.

The Openness of Local Government Bodies Regulations 2014

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

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

A G E N D A

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| 1 | To receive declarations of interest under Procedural Rule no 8 | |
| 2 | Apologies for absence | |
| 3 | <u>Minutes of meeting held on 1 August 2018</u> | 3 - 25 |
| 4 | Matters arising therefrom (if any) | |
| 5 | Applications for planning permission to be considered by the Committee in the following order: | |
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| | Planning Applications | 27 - 73 |

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.

P C Kirby
Chief Executive

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

Minutes of a meeting of the **Planning Committee** held at Thorpe Lodge,
1 Yarmouth Road, Thorpe St Andrew, Norwich on **Wednesday 1 August 2018**
at **9.30am** when there were present:

Miss S Lawn – Chairman

Mr A D Adams
Mr G Everett
Mr R R Foulger
Mr R F Grady

Mr R J Knowles
Mr K G Leggett
Mr A M Mallett

Mrs B H Rix
Mr D C Ward
Mr D B Willmott

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

Mrs Bannock - Minute no: 28 (84 Taverham Road, Taverham)

Mr Peck - Minute no: 27 (site of T H Blyth & Sons Builders Yard and land to West of Claypit Road, Foulsham)

Also in attendance were the Development Manager, Planning Projects & Landscape Manager (for Minute nos: 22 – 26), Area Planning Managers and the Senior Committee Officer.

Mr Bizley, Chartered Surveyor, attended for Minute nos: 22 - 27.

22 REVISED NATIONAL PLANNING POLICY FRAMEWORK

The Development Manager reminded the Committee that the NPPF had recently been updated and all Members had been emailed a link to the new document. The Supplementary Schedule contained any relevant updates for the applications under consideration at the meeting but it was acknowledged these did not have any material effect.

In response to questions, it was noted that the situation regarding the supply of housing land in the Norwich Policy Area was unaffected so the Council would continue to rely on the Strategic Housing Market Assessment (SHMA) as a credible piece of evidence on housing need. The situation might change in November when the Council would need to reflect on the housing delivery test and the data available at that time. From 10 January, the five year housing supply would be measured against the local housing need as defined by the standard method in the new NPPF. The Development Manager emphasised that there were no applications on the agenda today which were of relevance to this issue.

23 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

Mr Foulger reminded the Committee that he was the Portfolio Holder for Communities & Housing.

24 APOLOGIES FOR ABSENCE

An apology for absence was received from Mr J Ward.

25 MINUTES

The Minutes of the meeting held on 4 July 2018 were confirmed as a correct record and signed by the Chairman.

26 APPLICATION NUMBER 20160395 – LAND SOUTH OF GREEN LANE EAST, RACKHEATH

The Committee considered an outline application for a development of 157 dwellings together with associated access, open spaces and infrastructure on land south of Green Lane East, Rackheath. All other matters other than access were reserved for later approval. Vehicular access to the site would be via a single point onto Salhouse Road serving a 6m wide estate road with 1.8m wide footpaths to either side and a 3m wide shared use footway / cycleway along the site frontage. A pedestrian access would be provided to the south east of the site to providing a crossing point on Green Lane East. The application proposed the provision of 20% affordable housing and a viability appraisal had been submitted as justification for this.

The application was reported to committee as the level of affordable housing proposed was below the level required by the Development Plan.

The Committee noted the relevant paragraphs of the now superseded NPPF which were relevant to the determination of the application had been updated in accordance with the newly published NPPF and the receipt of an amended location plan submitted by the applicant on 25 July 2018 both as reported in the Supplementary Schedule and the content of an additional letter of representation from a resident who lived opposite the site on Green Lane East, as reported at the meeting. In addition, the Committee received the verbal views of Fergus Bootman of La Ronde Wright (the agent) at the meeting.

The site was located outside of the settlement limit but had been allocated for residential development under Policy GT19 of the Growth Triangle Area Action Plan 2016. Members noted therefore that the principle of development had been established. However, the proposal would need to satisfy four

criteria to ensure compliance with the policy:

- Provision of 33% affordable housing
- Pedestrian and cycle links across the frontage of the site
- Submission of landscape masterplan prior to commencement of development
- Noise assessment in terms of the impact of the Broadland Northway

Affordable Housing

Members noted that the viability assessment identified that, even with 10% affordable housing, the development fell below the benchmark land value and consequently the scheme could be deemed unviable at this level.

Notwithstanding this, the applicants were still proposing 20% affordable housing to assist in the delivery of a balanced community. The Committee acknowledged that the applicant was in advanced talks with a house builder and they had confirmed they were prepared to deliver a scheme with 20% affordable housing. The Committee accepted that by enabling a development with a lower percentage of affordable housing than was required by Policy GT19, the site would contribute towards housing supply in the Norwich Policy Area and this was a material consideration.

Consideration was also given to Policy 4 of the JCS and Members agreed that the viability assessment did justify a reduction in the level of affordable housing in line with the policy requirements and noted that the assessment had been reviewed by an independent consultant on behalf of the Council. However, discussions would need to continue between Council officers and the applicant over the mix of tenures to be provided and this would be secured through a Section 106 Agreement. Furthermore, the agreement would contain a “clawback” clause for the provision of additional affordable housing / financial contribution for off-site provision of affordable housing should market conditions allow in the future.

Pedestrian / Cycle Links

Members acknowledged that the application was in outline only but an indicative plan demonstrated how the required pedestrian and cycle links could be incorporated into the development and this would be secured through the reserved matters application.

Landscape Masterplan

It was noted from the indicative layout plan how informal public open space could be provided on the site but further information would need to be

provided to satisfy the criteria within Policy GT19. Again, this would be secured through the reserved matters application.

Noise Assessment

Policy GT19 required a noise assessment to identify appropriate mitigation to offset the impact of the Broadland Northway. The Committee noted that such an assessment had been submitted and the Environmental Health Officer (Pollution Control) had raised no objection. However, further details would be required at the reserved matters stage to ensure that the criteria in the report were met and this could be secured by conditions.

Members considered that the four criteria of Policy GT19 had been satisfied and therefore, the principle of development was acceptable.

In terms of highways, it was considered that the development would not adversely impact highway safety or the satisfactory functioning of the local highway network and accordingly, the proposal complied with Policy TS3 of the DM DPD.

It was noted that the site was located within landscape character area E3 in the Landscape Character Assessment DPD and therefore, to introduce residential development and associated roads, hardstandings, street furniture etc would be contrary to development management policies. However, Members took into consideration the fact that the site was allocated for residential development and the impact of urbanisation would not in itself justify refusing the application. Furthermore, the development sought to retain existing tree belts to the south-west and south-east and additionally, the construction of the Broadland Northway had fundamentally altered the character and appearance of the landscape to the west of the site. It was noted that landscaping of the site would be considered at the reserved matters stage.

Whilst the overall housing mix had not yet been agreed, the indicative layout was considered to adequately demonstrate how informal open space on the site could be achieved and the provision and management of the open space would be secured through the Section 106 Agreement. It was noted that, given the scale of development, it was not considered necessary to provide sports facilities or allotments on site and a commuted sum could be secured for off-site provision to ensure compliance with Policy RL1.

In terms of all other matters raised, it was noted that these had either been addressed in the report or would be dealt with through the imposition of appropriate conditions as part of this application or at the reserved matters stage.

In conclusion, it was considered that the proposal represented an acceptable

form of development which would not result in any significant adverse impact. Accordingly, it was

RESOLVED:

To delegate authority to the Head of Planning to approve application number 20160395 subject to the completion of a Section 106 Agreement to provide the following heads of terms and subject to the following conditions:

Heads of terms:

- 20% affordable housing (tenure split 60:40 ART: Intermediate unless otherwise agreed with Housing Enabler) including “clawback” provision
- Provision of open space in accordance with RL1 and EN3 of the DM DPD

Conditions:

- (1) Application for approval of ALL “reserved matters” must be made to the Local Planning Authority not later than the expiration of TWO years beginning with the date of this decision.

The development hereby permitted must be begun in accordance with the “reserved matters” as approved not later than the expiration of TWO years from either, the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such reserved matter to be approved.

- (2) Application for the approval of the “reserved matters” shall include plans and descriptions of the:

details of the layout;

scale of each building proposed;

the appearance of all buildings including the precise details of the type and colour of the materials to be used in their construction;

the landscaping of the site.

Approval of these “reserved matters” must be obtained from the local planning authority in writing before any development is commenced and the development shall be carried out in accordance with the details as approved.

- (3) The details required by conditions 1 and 2 shall not include provision for more than 157 dwellings.

- (4) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below:

Location Plan:

Dwg PL202 – Site Access Arrangement (Appendix E of Amended Transport Assessment)

- (5) A scheme for landscaping and site treatment for each phase or parcel to include grass seeding, planting of new trees and shrubs, specification of materials for fences, walls and hard surfaces, and the proposed management and maintenance of amenity areas, shall be submitted to and approved prior to the commencement of development.

The scheme shall also include the positions of all existing trees (which shall include details of species and canopy spread) and hedgerows both on the site and within 15m of the boundaries together with measures for the protection of their above and below ground parts during the course of development.

The scheme as approved shall be carried out not later than the next available planting season following the commencement of development on that phase or parcel or such further period as the Local Planning Authority may allow in writing.

If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the Local Planning Authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- (6) The plans and particulars submitted in accordance with condition 5 above shall include:
- (a) a plan showing the location of, and allocating a reference number to every tree on the site which has a stem with a diameter, measured over the bark at a point 1.5m above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread and Root Protection Area of each tree to be retained. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (eg by shade, overhang from the boundary, intrusion of the Root Protection Area (paragraph 4.6.1 of BS5837 2012 Trees in relation to design, demolition

and construction – Recommendations) or general landscape factors) must be shown.

- (b) the details of each tree as required at paragraph 4.4.2.5 of BS5837: 2012 in a separate schedule.
- (c) a schedule of tree works for all the trees in paragraphs (a) and (b) above, specifying those to be removed, pruned or subject to other remedial or preventative work.
- (d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within 5m of the Root Protection Area (paragraph 4.6.1 of BS5837: 2012) of any retained tree including those on neighbouring ground.
- (e) details of the specification and position of all appropriate tree protection measures for the protection of every retained tree from damage before and for the entire duration of the course of the development.
- (f) a statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure.

In this condition, 'retained tree' means an existing tree which is to be retained in accordance with paragraph (a) and (b) above.

- (7) Details of energy efficient design and the construction of on-site equipment to secure at least 10% of the development's energy from decentralised and renewable or low-carbon sources shall be submitted to and approved by the Local Planning Authority prior to commencement of the development of each phase or parcel. The details as approved shall be completed prior to the first occupation of any part of the development hereby permitted and thereafter shall be maintained.
- (8) No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.
- (9) No works shall be carried out on roads, footways, cycleways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority.

- (10) Before any dwelling is first occupied the road(s), footway(s) and cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
- (11) Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan, drawing 1411-88-PL203. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225m above the level of the adjacent highway carriageway.
- (12) Prior to the commencement of any works on site a Construction Traffic Management Plan, to incorporate details of on-site parking for construction workers, access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period shall be submitted to and approved in writing with the Local Planning Authority.
- (13) For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and unless otherwise approved in writing with the Local Planning Authority.
- (14) Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing numbers 1411-88-PL201, 1411-88-PL204, 1411-88-PL205 & 1411-88-PL206 have been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in this condition shall be completed to the written satisfaction of the Local Planning Authority.
- (15) Concurrently with the submission of reserved matters for any phase, a noise assessment shall be submitted to demonstrate that the noise criteria stated in section 5 of the submitted Noise Assessment (Adrian James Ltd 22/02/2016) have been met. The development shall thereafter be constructed in accordance with the approved details.
- (16) (A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording (to include trial trenching), 2) The programme for post investigation assessment, 3) Provision to be made for analysis

of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

and

- (B) No development shall take place other than in accordance with the written scheme of investigation approved under part A of this condition.

and

- (C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under part A of this condition and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- (17) Prior to the commencement of development, a scheme for ecological enhancement and improvement based on the requirements of section 5 of the submitted Ecological Survey (Norfolk Wildlife Services) shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.
 - (18) Prior to the commencement of development a scheme for the provision of 1 fire hydrant for every 50 dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
 - (19) Concurrently with the submission of reserved matters for any phase of development, in accordance with the submitted FRA (Create Consulting Engineers Ltd, GS/CC/P15-835/03 Rev C, October 2017) including the proposed outline surface water drainage scheme, further detailed information shall be submitted to and agreed with the Local Planning Authority. This information will be used to inform the layout of the site and include:
 - I. Further detailed ground investigation undertaken across the site including infiltration testing in accordance with BRE Digest 365, and ground water monitoring to establish the location and depth of infiltration features.

- II. All properties and drainage infrastructure is located outwith areas shown on mapping to be at risk of surface water flooding (In all events up to and including the 1% annual probability (1:100 year event) with an allowance for climate change).
 - III. Information to demonstrate that any highway areas located in areas shown on mapping to be at risk of surface water flooding can accommodate any additional off site flows.
 - IV. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1% annual probability (1 in 100 year return period), including allowances for climate change, flood event for each dwelling unit. A minimum storage volume per dwelling of 14.4m^3 based on a dwelling measuring 160m^2 will be provided in line with section 4.5 of the submitted FRA. The design of the soakaways to have half-drain times less than 24 hours. A minimum of 912m^3 of cellular storage for impermeable road area of 1.01ha to be provided, accommodating 5.0m buffers to all buildings and adoptable roads. Areas of permeable paving are required to accommodate the 1% annual probability (1 in 100 year) plus an allowance for climate change event within its sub-base.
- (20) Prior to commencement of development, in accordance with the submitted FRA (Create Consulting Engineers Ltd, GS/CC/P15-835/03 Rev C, October 2017) and information submitted in support of condition 19 above, the following measures shall be submitted to and agreed with the Local Planning Authority. The scheme will be implemented in accordance with the approved details. The scheme shall address the following matters:
- I. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
 - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (eg pumping station or electricity substation) within the development.
 - II. Plans showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return

period. This will include surface water which may enter the site from elsewhere, such as the surface water flow path that is shown to enter the site from the north.

- III. Finished ground floor levels of properties should be a minimum of 300mm above expected flood levels of all sources of flooding including the proposed drainage scheme and a minimum of 150mm above surrounding ground levels.
 - IV. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
 - V. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.
 - VI. Details of implementation of the surface water drainage strategy.
- (21) Prior to their installation details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reasons:

- (1) The time limit condition is imposed in compliance with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) The application is submitted in Outline form only and the reserved matters are required to be submitted in accordance with the requirements of Part 3 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- (3) To reflect the scope of the application and to ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (4) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.

- (5) To ensure the satisfactory development of the site in accordance with Policy GC4, EN1 and EN2 of the Development Management DPD 2015.
- (6) To ensure the satisfactory development of the site in accordance with Policy GC4, EN1 and EN2 of the Development Management DPD 2015.
- (7) To ensure the satisfactory development of the site in accordance with Policy 3 of the Joint Core Strategy 2011/2014.
- (8) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction as required by policies GC4 and TS3 of the Development Management DPD 2015 and Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014.
- (9) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction as required by policies GC4 and TS3 of the Development Management DPD 2015 and Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014.
- (10) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction as required by policies GC4 and TS3 of the Development Management DPD 2015 and Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014.
- (11) In the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (12) In the interests of maintaining highway efficiency and safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (13) In the interests of maintaining highway efficiency and safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (14) To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with Policy TS3 of the Development Management DPD 2015.

- (15) To ensure an acceptable level of residential amenity in accordance with Policy GC4 of the Development management DPD 2015.
- (16) To ensure the satisfactory development of the site in accordance with Policy 1 of the Joint Core Strategy 2011/2014.
- (17) To ensure the satisfactory development of the site in accordance with Policy GC4 and EN1 of the Development Management DPD 2015.
- (18) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (19) To ensure the satisfactory development of the site in accordance with Policy CSU5 of the Development Management DPD 2015.
- (20) To ensure the satisfactory development of the site in accordance with Policy CSU5 of the Development Management DPD 2015.
- (21) To ensure the satisfactory development of the site in accordance with Policy GC4 and EN2 of the Development Management DPD 2015.

Informatives:

- (1) It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the applicant and the County Council. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich.

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the applicant's own expense.

- (2) The site is subject to a related agreement under Section 106 of the Town and Country Planning Act 1990.

- (3) If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are; telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk
- (4) It is an offence to disturb, harm or kill breeding birds in the UK under the Wildlife and Countryside Act 1981. The removal of the vegetation should take place outside of the breeding season (March – September). In the event that this is not possible, the vegetation to be removed should be inspected by a suitably qualified ornithologist and if any nests are found a 10m exclusion zone should be established until such time as the nest has been fledged.
- (5) The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.
- (6) The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. The amount of levy due will be calculated at the time the reserved matters application is submitted. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp
- (7) Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

27 APPLICATION NUMBER 20170594 – SITE OF T H BLYTH & SONS BUILDERS' YARD AND LAND TO WEST OF CLAYPIT ROAD, FOULSHAM

The Committee considered an application for the demolition of the builders' yard and erection of 11 dwellings on the site and vacant land to the west of Claypit Road in Foulsham. The main vehicular access to the site was proposed from the existing access off Claypit Road which would be improved and lead to a private drive with turning head.

The application was reported to committee as the recommendation to approve was contrary to Development Plan policies.

The Committee noted the relevant paragraphs of the now superseded NPPF which were relevant to the determination of the application; amended wording for the reason for condition 12; amended informative (1) and the receipt of further comments from a resident of Green Man Cottage, Chapel Lane, together with the officer response, all as reported in the Supplementary Schedule.

In addition, the Committee received the verbal views of the occupiers of Coldharbour and Beech Lane both on Chapel Lane objecting to the application. Mr Peck, the Ward Member, expressed his concerns regarding flooding in the surrounding area.

The site was located within the settlement limit and therefore, the proposal for residential development complied with Policy GC2 and was acceptable in principle.

The Committee noted that for a development of the size proposed, the policy requirement of 30% would equate to three units. In its original form the application proposed no affordable units being provided and this was supported by the submission of a viability assessment report which had been reviewed by an independent consultant appointed by the Council. Following negotiations with the agent, it was agreed that one single unit of affordable housing be provided. It was noted that by enabling a development with a lower percentage of affordable housing, the scheme would be viable and allow for the site to be developed.

Members acknowledged that the development would aesthetically improve the overall area by the removal of several rundown buildings situated within the former builders' yard. However, it was considered that the development, as proposed, would appear at odds with the prevailing character of the area and therefore did not comply with Policies EN2 and GC4 of the Development Management DPD.

The Committee took into consideration the concerns raised by neighbours regarding overlooking and concurred that the level of overlooking would be so significant that it would result in a detrimental impact on neighbour amenity on existing properties, contrary to Policy GC4 of the DM DPD.

In terms of flooding, the site was located outside of, but within proximity to, flood zones 2 and 3 to the south of the site. Members noted the updated Flood Risk Assessment and Surface Water Drainage Strategy which had been submitted and the fact that the Lead Local Flood Authority and the Norfolk Rivers Internal Drainage Board had both subsequently withdrawn their objections to the scheme, subject to conditions. Whilst acknowledging the

concerns of neighbours and the Ward Member on occurrences of flooding which currently existed, Members accepted the advice of the Development Manager that local planning authorities were unable to require new development proposals to resolve existing flooding problems outside of the site and furthermore, this site was in flood zone 1 (lowest risk category). The Committee's attention was drawn to proposed condition (12) which was a very detailed and bespoke condition and would resolve any potential issues to the satisfaction of both the LLFA and the NRIDB.

In conclusion it was considered that the development would have an unacceptable impact on the character and appearance of the surrounding area and neighbour amenities by virtue of the scale and form of the development and overlooking from the proposed dwellings into existing neighbouring properties.

Accordingly, notwithstanding the officer recommendation, it was

RESOLVED:

To refuse application number 20170594 for the following reasons:

This application has been considered against the Development Plan for the area, this being the Joint Core Strategy for Broadland, Norwich and South Norfolk adopted 2011, amendments 2014 (JCS); the Development Management DPD adopted 2015 (DMDPD). Also material is the National Planning Policy Framework (NPPF) 2018; the National Planning Practice Guidance (NPPG), the Landscape Character Assessment SPD 2013 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies particularly relevant to the determination of this application are policies 1, 2, 4, 6 and 15 of the JCS; policies GC1, GC2, GC4, EN1, EN2, EN3, EN4, E2, RL1, TS3, TS4 and CSU5 of the DMDPD.

The site is located within the settlement limit of Foulsham where the principle of new development is considered to be acceptable. However, whilst Government guidance advises that new development should preferably be located within existing settlements, this should not be at the expense of the erosion of the character of the surrounding area or give rise to anything that has an adverse impact on neighbour amenity or the amenity of the area.

It is considered that the layout and density of the development is at odds with the immediate area whilst the scale and massing of some of the dwellings is out of character with some of the immediate neighbouring properties. The application is therefore considered to have an unacceptable impact and cause harm to the general character and appearance of the area in conflict with Policy GC4 of the Development Management DPD.

It is also considered that the siting of two two-storey dwellings (plots 3 & 5) within close proximity to the detached bungalow to the south of the site (Coldharbour) could result in these properties appearing overbearing and dominating for the residents of the neighbouring bungalow. The first floor windows to the rear of Plot 3 are also likely to result in overlooking of the dwelling and the private garden at Coldharbour. Similarly plots 6 & 7 may also result in overlooking issues towards the neighbouring dwellings and gardens at both No.2 and Beech House on Chapel Lane. Overall it is considered that the development will have a detrimental impact upon neighbour amenity by virtue of the scale and form of the development and due to overlooking issues mentioned above. The application is therefore contrary to Policy GC4 of the Development Management DPD in this regard.

In conclusion, the application fails to accord with the requirements of Policy GC4 of the Development Management DPD for the reasons stated above. Whilst the proposal is located within the settlement limit this does not outweigh the harm that the application will have on the character of the area and on neighbour amenity. The Local Planning Authority has taken a proactive and positive approach to decision taking in accordance with the requirements of paragraph 38 of the National Planning Policy Framework by refusing this unacceptable form of development.

The Committee adjourned at 11:25am and reconvened at 11:40am when all of the Members listed above were present for the remainder of the meeting.

28 APPLICATION NUMBER 20180656 – 84 TAVERHAM ROAD, TAVERHAM

The Committee considered an outline application for the sub-division of the plot and erection of two detached dwellings at 84 Taverham Road, Taverham. All matters were reserved for later approval but an indicative layout identified a new shared access off Taverham Road for the new plots.

The application was reported to committee at the request of Mr Clancy, one of the Ward Members, for the reasons identified in the report.

The Committee noted that a new version of the NPPF had been published on 24 July 2018, since the report had been written and subsequently an amended Informative (1) both as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of the applicant at the meeting. Mrs Bannock, one of the Ward Members, expressed her concerns on the proposed access arrangements.

The site was located within the settlement limit and therefore the proposal for residential development complied with Policy GC2 and was acceptable in principle. The Committee considered that the site was of a sufficient size to accommodate two additional dwellings without resulting in overdevelopment

of the plot whilst leaving sufficient amenity space for the existing dwelling at no: 84.

Members noted there was a variety of both plot sizes and styles of property on Taverham Road and these two new plots would not be out of character with the immediate area. In addition, whilst the plots would be clearly visible from the street scene, it was not considered that the principle of two additional dwellings in the proposed location would be at odds with the prevailing character of the area or cause any significant harm to the general character and appearance of the area.

Although details of the size, scale and design of the dwellings were unknown at this stage, it was not considered that the principle of dwellings on the site would result in any detrimental impact upon neighbour amenity and therefore, the proposals were considered to be in accordance with Policy GC4 of the Development Management DPD.

Notwithstanding neighbours' concerns, Members noted that the Highway Authority was not objecting to the application and concurred that there would be no detrimental impact upon highway safety, subject to the imposition of appropriate conditions.

With reference to the three dimensions of sustainable development:

Economic Role

It was noted that the development would bring forward a level of economic benefit, albeit limited, from construction work for the dwellings in the short term and spending by future occupants of the dwellings in the long term.

Social Role

The site was located within close proximity to a number of local facilities, many within walking distance and therefore, was considered to be in a sustainable location. Furthermore, the two additional dwellings would be liable for CIL payments and therefore the proposal would result in a modest social benefit.

Environmental Role

It was considered the proposal would have a neutral impact upon the general character and appearance of the area and local residents' amenities. It was noted that a landscaping condition was being proposed which would secure further planting to enhance the landscaping and biodiversity on the site.

In conclusion, it was considered that the proposal represented an acceptable form of development which would not result in any significant adverse impact. Accordingly, it was

RESOLVED:

to approve application number 20180656 subject to the following conditions:

- (1) Application for approval of ALL “reserved matters” must be made to the Local Planning Authority not later than the expiration of THREE years beginning with the date of this decision.

The development hereby permitted must be begun in accordance with the “reserved matters” as approved not later than the expiration of TWO years from either, the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such reserved matter to be approved.

- (2) Application for the approval of the “reserved matters” shall include plans and descriptions of the:

- i) details of the layout;
- ii) scale of each building proposed
- iii) the appearance of all buildings including the precise details of the type and colour of the materials to be used in their construction;
- iv) the means of access to the site and
- v) the landscaping of the site.

Approval of these “reserved matters” must be obtained from the local planning authority in writing before any development is commenced and the development shall be carried out in accordance with the details as approved.

- (3) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.

- (4) The following highway matters need to be agreed as part of a reserved matters planning application:

- i) Visibility splays
- ii) Access arrangements
- iii) Parking and turning provision in accordance with adopted standard

- (5) Prior to the first occupation of the development hereby permitted a visibility splay measuring 43 metres x 2.4 metres shall be provided to the western side of the access(es) where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- (6) Prior to the first occupation of the development hereby permitted the first floor windows on the south (side) elevation of the existing dwelling at no: 84 shall be fitted with obscure glass and these windows shall remain in this form perpetuity.
- (7) A scheme for landscaping and site treatment to include grass seeding, planting of new trees and shrubs, specification of materials for fences, walls and hard surfaces, and the proposed maintenance of amenity areas, shall be submitted to and approved as part of the application for reserved matters.

The scheme shall also include the positions of all existing trees (which shall include details of species and canopy spread) and hedgerows both on the site and within 15m of the boundaries together with measures for the protection of their above and below ground parts during the course of development.

The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing.

If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the Local Planning Authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reasons:

- (1) The time limit condition is imposed in compliance with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) The time limit condition is imposed in compliance with the requirements of Section 92 of the Town and Country Planning Act

1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (3) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- (4) In the interest of highway safety and in accordance with Policies TS3 and TS4 of the Development Management DPD 2015.
- (5) In the interest of highway safety and in accordance with Policies TS3 and TS4 of the Development Management DPD 2015.
- (6) To prevent overlooking to the detriment of the amenities of the adjacent properties in accordance with Policy GC4 of the Development Management DPD 2015.
- (7) To ensure the provision of amenity afforded by new landscape features and to retain and protect existing trees which are within close proximity of the site in accordance with Policies GC4 and EN2 of the Development Management DPD 2015.

Informatives:

- (1) The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.
- (2) If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are; telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk
- (3) The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. The CIL figure will be calculated at the Reserve Matters Stage. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp

29 APPLICATION NUMBER 20180894 – GREENRIDGE, 26 HIGHFIELD CLOSE, THORPE ST ANDREW

The Committee considered an application for a single storey rear extension at Greenridge, 26 Highfield Close, Thorpe St Andrew. The property would be extended 5.2m further to the rear than the existing building to form an open plan dining and entertaining area measuring 8.1m in width. No additional windows were proposed within the east elevation; an additional door was proposed to the west elevation with the removal of an existing door to be replaced by a window.

The application was reported to committee at the request of Mr Emsell, one of the Ward Members, for the reasons stated in the report.

The Committee noted that a new version of the NPPF had been published on 24 July 2018, since the report had been written and subsequently an amended Informative (2) both as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of the occupier of 25 Highfield Close objecting to the application and the applicant, at the meeting.

Members acknowledged that whilst there would be some change to the appearance of the dwelling at the rear, this would not be significantly visible from within the street scene and therefore, it was not considered to cause harm to the character and appearance of the area.

It was noted that, under permitted development, development up to 4m with a height of up to 4m would be allowed and therefore, on balance the proposed extension was not significantly excessive (an additional 1.2m in length and 1.55m in height. The concerns of the neighbour at no: 25 were noted but due to the distances to the boundary and the level of increase over what would be allowed under permitted development, the Committee did not consider that the overall impact of the extension would be excessive or overly oppressive.

On balance, it was considered that the proposed development would not cause significant harm to the character and appearance of the area nor lead to prolonged or significant harm to neighbour amenity in terms of loss of light, overshadowing or outlook

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

RESOLVED:

to approve application number 20180894 subject to the following conditions:

- (1) The development to which this permission relates must be begun not later than THREE years beginning with the date on which this permission is granted.
- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.

Dwg No. P_001 Existing Floor Plans and Elevations received 29 May 2018

Dwg No. P_002 Proposed Floor Plans and Elevations received 29 May 2018

Location Plan received 29 May 2018

Amended Block Plan received 16 July 2018

Reasons:

- (1) The time limit is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.

Informatives:

- (1) If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are: telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk.
- (2) Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

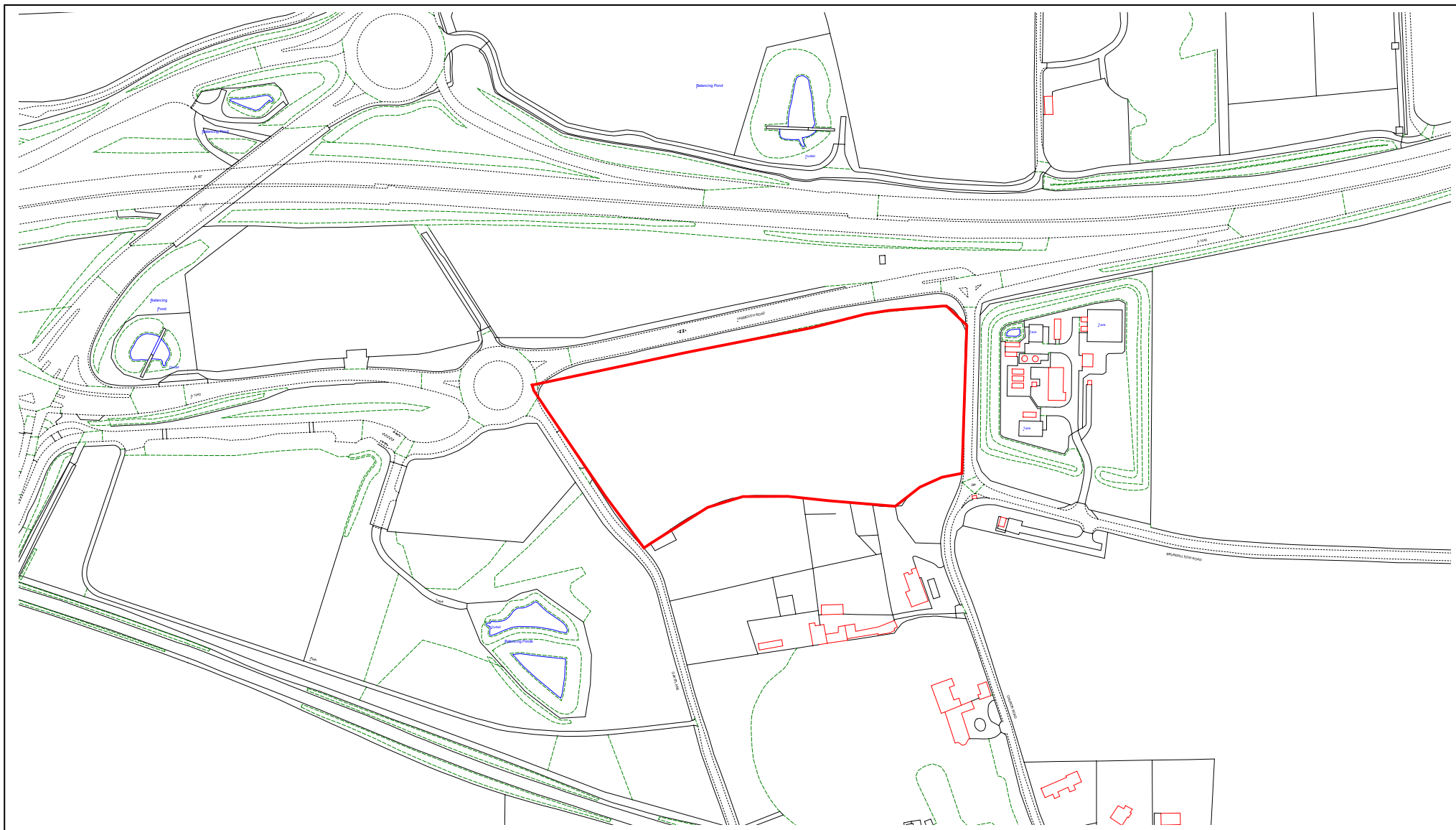
The meeting closed at 12:24pm

SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Area	Application No	Location	Contact Officer	Officer Recommendation	Page Nos
1	<u>20180504</u>	<u>Land east of Oaks Lane, Postwick</u>	HB	To delegate authority to the HoP to APPROVE subject to no new adverse comments being received on revised plans	27 – 63
2	<u>20180987</u>	<u>Sharps Hall Farm, Mill Lane, Horsford</u>	CR	APPROVE subject to conditions	64 - 73

HoP = Head of Planning

Key:	Contact Officer	Direct Dial No:
HB	Heather Byrne	430628
CR	Chris Rickman	430548



Application No: 20180504
Land East of Oaks Lane, Postwick

Scale:
1:3754
Date:
28-Aug-18



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AREA East

PARISH Postwick

1

APPLICATION NO: 20180504 **TG REF:** 629502 / 308262

LOCATION OF SITE Land east of Oaks Lane, Postwick

DESCRIPTION OF DEVELOPMENT Redevelopment of the site for a new Church Hall (D1), access, car parking and landscaping

APPLICANT RLEPL Ltd

AGENT Lanpro Services

Date Received: 27 March 2018
13 Week Expiry Date: 28th June 2018

Reason at Committee: The application is contrary to the provisions of the development plan and the recommendation is to approve.

Recommendation (summary): To delegate authority to the Head of Planning to **APPROVE** subject to no adverse comments being received from Highways England and the Parish Council in response to the re-consultation on the revised plans and the application being referred to the Health and Safety Executive (HSE).

1 THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a new church hall (Use Class D1), access, car parking (174 spaces including 11 disabled spaces), a cycle store to the rear of the building and associated landscaping on land to the East of Oaks Lane, Postwick.
- 1.2 The church will operate services weekly on Sunday, Monday, Tuesday and Friday with monthly services on Saturday and Sunday. On weekdays, the services are in the evening with the earliest being around 6.15pm. At weekends, there are morning services and early evening services.
- 1.3 The gross footprint of the building is 2,185sqm with the site total area as 32,090sqm. The building would be 52.2m in length, 37.4m in width, 4.38m in height to the eaves, and 7.72m in height to the ridge. The building would be constructed of profile metal roof with matching rainwater goods, engineered timber boarding to the upper part of the walls and red brick to the lower part.

- 1.4 The church area, including parking would be fenced off, for security purposes, with the remainder of the site being an ecological amenity area. The existing boundary treatments would be reinforced with new tree planting and hedgerows.
- 1.5 The application originally proposed a pedestrian footpath to connect the site to the footway / cycleway to the park and ride to the south west of the site; however this has since been removed and a footway / cycleway is proposed to lead north from the site and then connect to the recently installed footpath to the north of Yarmouth Road. This is in line with comments received from the Highways Authority.
- 1.6 A permissive footpath is proposed within the site to the south to connect Oaks Lane to Church Road / Brundall Low Road, which will be accessible to members of the public. This would not be hard surfaced and would be kept informal.

2 KEY CONSIDERATIONS

- Whether the development accords with the provisions of the development plan, the National Planning Policy Framework (NPPF) and Planning Practice Guidance.
- The impact of the development upon the character and appearance of the area.
- The impact of the development upon the amenity of nearby residents
- The impact of the development upon the safe functioning of the highway network
- Drainage and flood risk
- Proximity of development to gas pipeline
- Other matters

3 CONSULTATIONS

3.1 Postwick with Witton Parish Council:

Original comments

After discussion the majority of Postwick with Witton Parish Council did not object to this planning application but, the Parish Council wanted to make a point that they have serious concerns about the volume of traffic entering and leaving the site within a short period and how this would impact on the A1042 and Postwick village. Because of this, the Parish Council would want to see a rider added saying that stringent monitoring of traffic would take place once the Church Hall is opened.

Further comments

Postwick and Witton Parish Council have requested an extension of time for comments until 6 September.

3.2 Broadland District Council Environmental Health (Statutory Nuisance):

I have no concerns regarding noise with this application and therefore do not object.

3.3 Broadland District Council Pollution Control Officer:

No comment.

3.4 Broadland District Council Conservation Officer (Arboriculture & Landscape):

Original comments

Thank you for consulting me about the development proposals on land East of Oaks Lane, Postwick; having looked at the details I have the following comments:

- The existing trees and hedgerows are located around the periphery of the site due to its cultivation for arable crops; the proposals allow the retention of the majority of the trees.
- A considerable section of the existing roadside hedge H1 is shown removed to facilitate the creation of the new access and required visibility splays; the loss of this is regrettable and at odds with the Council's District Character Assessments objectives to seek to conserve and enhance the landscape structure; including intact hedgerow. However if the scheme can't be achieved without the removal then replacement planting further within the site would help mitigate the loss.
- An Arboricultural Impact Assessment (AIA) & Preliminary Method Statement (AMS) has been provided for the scheme together with a Tree Protection Plan (TPP) on drawing OAS 17-108-TS01 Rev A.
- Within the AIA it is recommended that the proposed green mesh security fence could be used as a substitute for the required protection fencing if it was installed prior to any other construction works, if this is the preferred option, the fence must be in place prior to the commencement of building works.
- In addition conventional protection fencing will be required within the security fenced area to protect the RPA of T18 a 'A' category tree, this is shown annotated on the larger scale drawing (it has been omitted on the larger scale insert drawing and this drawing should be amended).

- The Landscape Strategy Plan provided shows extensive new planting which includes enhancing the existing boundaries with the creation of wooded copse areas, understorey planting, new boundary hedges and linear planting with trees within the proposed parking areas all of which is appropriate and have the potential to mitigate any potential adverse landscape and visual effects the scheme may present.
- As the Landscape Strategy Plan is an overview of the landscaping proposals, landscaping condition T04 or T05 would be appropriate.
- The details within the AIA, AMS & TPP should also be conditioned.

Further comments

I have no objections to the removal of Ash T1 as it has been shown as a 'C' category tree with signs of Ash dieback and replacement planting is proposed as mitigation which should be a benefit to the landscape in the future.

3.5 Broadland District Council Historic Environment Officer:

Although there are no direct impacts on designated heritage assets, the proposed development could have a significant impact on the historic landscape character of the area and the wider settling of the village of Postwick.

At present larger scale retail and office developments have been kept to the north of the A47 and it is clear from historic maps that there has been little change to the landscape character, to the south of Yarmouth Road, itself a historic route. The undulating landscape here forms an important buffer between development to the north / north-west and the historic settlement of Postwick to the south, which presently sits in relative isolation – as is characteristic for such a settlement – despite its proximity to the A47 and Thorpe St Andrew. This would be significantly eroded by this development and would therefore not achieve the objectives of the Council's SPD Landscape Character Assessment.

Within this document the area in question is defined as Landscape Character Area F3 Marshes Fringe – Reedham to Thorpe. The Planning Guidelines for this area (para 3.9.33) suggest development should:

- Seek to conserve the diverse and interesting landscape pattern and character
- Ensure that any new development responds to historic settlement pattern and is well integrated into the surrounding landscape
- Seek to conserve the landscape setting of villages

The size and scale of both the building and car park will erode the landscape character although further mitigation measures could perhaps improve the

situation, for example further tree planting within the car park and a green roof on the building.

3.6 Broadland District Council Economic Development Partnership Officer:

I confirm that I would have no objections to this proposal. Although it is recognised that the scheme would not be publicly available for the wider community, the church provides expanded facilities for a section of the community which has outgrown its existing facilities within the district and within the wider local community. The applicants have considered a wide number of alternative options but this site, with good access facilities directly off the A47 and Broadland Northway, appears to be ideal to serve the future needs of the applicant.

3.7 Broadland District Council Design Advisor:

As you are aware the site and design has been subject to pre-application advice from myself and Nigel Harriss. In terms of the previous advice given - the design submitted follows that advice.

The site is currently an open field but is reasonably well screened by existing treed boundaries. The site undulates slightly and the siting of the building takes advantage of the contours on the site to provide a degree of visual screening.

The design itself is for a relatively simple form of building articulated on the principal elevations by the porch and a covered walkway. The building has a large roof which is low in pitch to minimise impact and has a large eaves overhang which again helps to visually ground the building.

The elevations have minimal fenestration due to the proposed use but the projecting porch and glazed entrance contrast with that and clearly sign the entry point to the building. Roof lights are configured in banks which minimise the visual disruption on the roof and light the space within. Elsewhere the elevations are only broken by glazed doors. The walls have however utilised different bands of material to break the form and provide a degree of visual interest.

Generally the simple form, overhang and lack of fenestration produce a building which is not overly visually distracting and blends readily into the surrounding countryside.

The materials used will also be crucial to this design generally they would be better fairly muted in both colour and texture. The roof finish should not produce a glare and the walls should be in natural materials which will gradually weather down to further reduce visual impact. The roofing material

and walling material should be subject to a condition requiring samples to be submitted. The “engineered wood” especially should be a natural product and not any kind of mineral siding board. The brick plinth and details of the glazing and the columns should also be conditioned as should eaves, verge and soffit details. Alternatively all these details could be submitted and agreed as part of the application pre-determination and I would be happy to discuss these details further.

The landscaping (both hard and soft) and the lighting and fencing to the site will also need to be carefully detailed so as to minimise the overall visual impact of the development on the surrounding landscape.

The car parking in particular, its surfacing and lighting have the potential to impact and details of these will need careful consideration.

It is also noted that it is proposed to “double” fence the site. A stock fence to the boundary – presumably this is post and rail? Then a green wire security fence at 2M high closer to the building. Are both fences necessary? If the second security fence is necessary might this be better in a black finish which would be more recessive than the green? Details of the 2M high acoustic fence to the Northern boundary are also required.

In conclusion the design is in line with pre-application discussions and there are no objections on design grounds subject to the above issues being satisfactorily resolved.

3.8 Norfolk County Council as Highways Authority:

Original comments

Whilst we raise no objection to the principle of the proposed development, we do have concerns regarding the route of the proposed footway / cycleway.

In order to provide sustainable links to this site the applicant is proposing the delivery of a new footway / cycleway south from the site to link with existing provision off Oaks Lane. This route is not on the desire line and if the proposed link was provided pedestrians and cyclist would be reliant on travelling around double the distance than would be required compared to other potential routes eg some 800m when heading south and around 400m if heading north. We would also advise that we would not accept a kerb footway / cycleway adjacent a narrow carriageway (such as Oaks Lane).

When commenting on this proposal at an informal stage we have continually recommended that a new footway / cycleway link should be provided north, on the desire line, to link the site with the existing provision adjacent the park and ride. In order to secure safe and appropriate links to this site we remain of

the view the footway / cycleway should head north and that the proposed works are inappropriate for the reasons above.

On receipt of revised plans that address the above concerns, we will offer further comment. In the meantime, we have no option but to place a holding objection on this application.

In terms of layout of the development we have the following comments:

- 1 We have previously raised with the agent questions regarding pedestrian access through the site. This has not been addressed and we await to see how pedestrians will be routed through the site from the footway that stops at the eastern end of the access road and the entrance to the building?
- 2 Why is the cycle parking within the building? To encourage cycling to / from the site it is recommended that suitable covered parking spaces are provided close to the entrance to the building.
- 3 The Transport Statement (section 5.2.2) suggest the site access has a 10m radii to the north to provide access for coaches. No coach parking has been provided. Furthermore, can the applicant provide track runs demonstrating coaches can manoeuvre around the car park.
- 4 As coaches are envisaged the access road should be widen to 5.5m
- 5 Provide the same size radius on both sides of the access.
- 6 The footway/cycleway should extend up to the car park.

Further comments

Since our original response we have been in discussion with the applicant regarding off-site highway works. We have received a revised plan (drawing 171222-CL-01-P11) which proposes connections with the existing facility north of Yarmouth Road and links back to the facility adjacent the P&R. Whilst the layout of these works is not as originally recommended, they are considered sufficient to address our original comments.

We are satisfied additional information and the amended drawing L3460-PL01-RevJ addresses layout comments.

In light of the above we withdraw our holding objection.

If approved conditions should be imposed relating to visibility splays, the proposed access road, on-site car and cycle parking, turning, waiting area, off-site highway improvement works, the submission of a Construction Traffic Management Plan, and an informative relating to works within the public highway.

3.9 Norfolk County Council Senior Green Infrastructure Officer:

The planning application is supported by an Ecological Appraisal report (Wild Frontier Ecology, March 2018). The report highlights boundary hedgerows of the study site have low to moderate ecological significance relating to habitat connectivity, foraging routes and nesting bird potential. Any vegetation clearance therefore needs to be subject to a timing constraint as outlined in Section 7.2 of the Ecological Appraisal Report.

Foraging bats could be impacted as a result of potential illumination of the boundaries; this could be a permanent impact. The Lighting Plan (Holophane Europe Limited; March 2018) shows proposed lights labelled B mounted at 6 metres. It is not clear if the light spill from these lights will illuminate boundary features. Site lighting schemes for the new development needs to be unobtrusive and hooded/shielded to prevent direct illumination of features used by roosting, commuting and foraging bats including the site boundaries. Guidance Notes for the Reduction of Obtrusive Light GN01:2011 from the Institute of Lighting Professionals are available on the Bat Conservation Trust website.

A section of the boundary hedge along Oaks Lane is proposed for removal to upgrade the highway to improve the safety of site access. A new hedgerow will be planted along the realigned highway with additional hedging a total of 75 metres of hedge will be planted on the site as per the landscape plan.

There are two oak trees in this hedgerow which have been classified as having moderate roosting potential for bats. From the tree protection plan (Lanpro; March 2018) it appears that these trees will be retained. If any works are proposed to these trees further surveys will be required in-line with best practice guidance.

Species of Principal Importance which may either refuge or pass through the site such as hedgehog. During the site clearance and construction the proposed development could, without the implementation of best practice mitigation, result in the disturbance, injury or death of individuals of these species. Mitigation measures outlined in section 7.3 of the Ecological Appraisal report (Wild Frontier Ecology; March 2018) need to be followed.

Due to the scale of the proposed development and the distances involved, the proposed development is unlikely to impact on the nearest designated sites.

I recommend that some enhancement for ecology is conditioned, in line with the NPPF (paragraph 175). I would suggest that the applicant is required to provide enhancement measures outlined in section 8 of the Ecological Appraisal report (Wild Frontier Ecology; March 2018).

Summary of recommendations:

If you are minded to approve this application, we recommend that you condition:

- Mitigation measures outlined in section 7 of the Ecological Appraisal report (Wild Frontier Ecology; March 2018) need to be followed during and post construction.
- Enhancement measures need to be incorporated into the site's design as outlined in section 8 of the Ecological Appraisal report (Wild Frontier Ecology; March 2018) including the provision of bird boxes, bat boxes and the creation of log piles on the site.

3.10 Norfolk County Council as Lead Local Flood Authority:

Original comments

The applicant has provided a Flood Risk Assessment (FRA) and Drainage Strategy for the site is proposing to discharge their surface water using infiltration through a soakaway and swale. The site is located within Source Protection Zone 1.

We object to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) relating to:

- Constraints relating to infiltration within Source Protection Zone 1.
- Location of the initial infiltration testing.
- No information to show there will be no flooding on site during the 1:30 rainfall event or that flooding will not occur in properties or utility plant during the 1:100 + (40%) climate change event.
- Climate change allowance.
- Use of FSR rainfall data instead of FEH.
- No allowance for urban Creep.
- No consideration given to Water Quality.
- No consideration given to the design of the drainage system for exceedance flow management (e.g. routing, finished floor levels).
- Lack of maintenance and management plan.

Further comments

Following the submission of further information in relation to the proposed drainage strategy, we can remove our objection subject to the imposition of a condition if approved relating to the submission of a detailed surface water drainage scheme.

3.11 Norfolk County Council Historic Environment Service:

The proposed development site lies within an area of significant cropmarks consisting of a possible prehistoric pit alignment and other boundary features. In addition, prehistoric flints have previously been found in this field, as have sherds of medieval and post-medieval pottery. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework paragraph 199.

3.12 Health and Safety Executive (comments on the basis the landscaping area is used by members of the public):

Advise against. The assessment indicates that the risk of harm to people at the proposed development site is such that HSE's advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case.

Major hazard sites / pipelines are subject to the requirements of the Health and Safety at Work etc. Act 1974, which specifically includes the provisions for the protection of the public. However, the possibility remains that a major accident could occur at an installation and that this could have serious consequences for people in the vicinity. Although the likelihood of a major accident occurring is small, it is felt prudent for planning purposes to consider the risks to people in the vicinity of the hazardous installation.

3.13 Health and Safety Executive (comments on the basis the landscaping area is unused):

HSE does not advise, on safety grounds, against the granting of planning permission in this case.

3.14 National Grid:

National Grid has no objection to the above proposal which is in close proximity to a high-pressure gas pipeline. This is on the basis that a protective slab is installed over the pipeline to protect it from the weight of the vehicles passing over it. The applicant should discuss the installation of this with our Pipelines Officer. You should also ensure that this is referred to the HSE's Land Use Planning Team to review.

3.15 Highways England:

Offer no objection.

Further comments

Further comments will be reported within the Supplementary Schedule or verbally at Planning Committee.

3.16 Environment Agency:

Although the site location falls within a Source Protection Zone 1, the development is not considered to be potentially contaminating and therefore we will not be providing comments on this application.

3.17 Natural England:

No objection.

3.18 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 and therefore request an informative drawing the applicants attention to this and request the imposition of a condition relating to the submission of a foul water strategy. An informative relating to trade effluent is also requested.

3.19 Norfolk Fire and Rescue:

A fire hydrant will be required to be installed. Where no piped water supply is available or there is insufficient pressure and flow in the water main or should any other means of providing a water supply for firefighting operations be proposed it must be considered appropriate by the fire and rescue authority. If approved a condition should be imposed for the provision of a fire hydrant to ensure adequate water infrastructure provision is made on site and an informative stating the developer will be expected to meet the costs of supplying and installing the fire hydrant/alternative water supply.

3.20 The Broads Authority:

The Broads Authority do not wish to raise an objection.

4 PUBLICITY

4.1 Site Notice:

Date displayed: 13 April 2018

Expiry date: 4 May 2018

4.2 Press Notice:

Date displayed: 10 April 2018

Expiry date: 1 May 2018

4.3 Neighbour notification:

Letters sent: 5 April 2018

Expiry date: 28 April 2018

5 REPRESENTATIONS

5.1 When the application was submitted, 112 consultation letters were sent to residents. The consultation resulted in six letters of representation being received. The objections and comments are summarised below:

- Oaks Lane is a narrow road with poor visibility.
- Widening Oaks Lane would not improve the traffic situation for the village and would result in a danger to oncoming traffic and would spoil the rural aspect of a country lane.
- The proposal would increase traffic flows on Oaks Lane and the roundabout in a very short period of time around each service and inevitably will cause congestion and danger and will exacerbate existing traffic issues and congestion for residents.
- The hall will be operational on most days of the week with between 50 and 500 people attending. This, coupled with the other approved developments within the village will increase the traffic entering Oaks Lane by at least 200% to 300% if not more. The roundabout at the junction of Oaks Lane and the A1042 is already congested at certain times and this will only extend the frequency of it being congested.
- There is no material demand from residents of Postwick for this facility and will not meet local needs of the Postwick community as it will not be available for use for any community purposes and does not meet policy requirements.

- The pedestrian access onto Brundall Low Road would result in a hazard for traffic and would be of no benefit to local residents.
- The proposal details an excessive amount of toilet facilities and car parking for the intended usage and suggests future plans to extend the use of the building to include activities entailing greater numbers, with the resulting additional traffic.
- The remaining field and planting area should be retained as such and a covenant should be placed on the development.
- At the public consultation meeting there was no printed information for use to consider or take away from the meeting.
- The large 'commercial style' building is not in keeping with surrounding area and could set a precedent for further development on this side of the A47.
- The proposed footpath to connect with the park and ride would result in people crossing at a dangerous place.
- With the increase of noise and pollution from increase traffic surely areas like this should be planted with trees to help cut down noise which would be beneficial to the environment.
- The site sits outside any local settlement / development boundary and does not fall within land ear-marked for development and represents a proposed urbanisation of land intended to form a rural barrier to the agreed planned expansion of the greater Norwich area. The Growth Triangle land allocation also provides space for this type of development.
- The proposal would add to the ribbon development that is starting to link Thorpe, Postwick and Brundall which in terms of maintaining the countryside cannot be a good thing.
- There has been no indication within the application as to why this site should be considered unique for this purpose and no indication if any alternative sites have been considered.
- The traffic survey supplied with the application does not fully assess the impact of the proposal in relation to the recently opened NDR and that any planning decision should be deferred until the full impact on the local road system of the opened NDR has been monitored and appraised before adding new development that would intensify traffic use of this junction.
- Concerns in respect of noise and light pollution, which will impact badly on the amenity of what is a quiet rural village.
- There are already village hall facilities within the village which currently serve the local community well and the proposed church hall in terms of community use will not provide anything that the community does not already have.

- It will destroy the landscape buffer which currently exists between the A47 and Postwick hub.
- The Parish needs some facilities to improve the infrastructure instead of worsening it.

6 RELEVANT POLICY GUIDANCE

National Planning Policy Framework (NPPF) 2018:

- 6.1 This document sets out that the purpose of the planning system is to contribute towards achieving sustainable development and that at the heart of the NPPF is a presumption in favour of sustainable development. It also reinforces the position that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The NPPF is a material consideration and should be read as a whole but paragraphs 1, 2, 6, 7, 8, 9, 10, 11, 12, 38, 47, 55, 83, 84, 92, 102, 108, 110, 111, 117, 118, 122, 124, 127, 128, 130, 150, 153, 163, 165, 170, 175, and 178 are particularly relevant to the determination of this application.

Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014:

- 6.3 The Joint Core Strategy, adopted in 2011, is the development plan for the Greater Norwich Development Partnership (GNDP) area including Broadland, Norwich and South Norfolk. As discussed below, parts of the JCS have been remitted following a legal challenge and revised policies to replace the remitted parts were recently subject to examination in public. The remainder of the JCS, including general policies such as those on design and settlement hierarchy remain adopted and apply to Broadland.

- 6.4 Policy 1: Addressing climate change and protecting environmental assets

This policy sets down a number of standards that new development should achieve in its attempts to address climate change and promote sustainability; including giving careful consideration to the location of development and the impact it would have on ecosystems of an area.

- 6.5 Policy 2: Promoting good design

Seeks to ensure that all development is designed to the highest possible standard, whilst creating a strong sense of place. It also states that developments will respect local distinctiveness.

6.6 Policy 3: Energy and water

Seeks to minimise reliance on non-renewable high-carbon energy sources. All development proposals of a minimum of 1,000m² of non-residential floorspace will be required to include sources of 'decentralised and renewable or low-carbon energy' providing at least 10% of the scheme's expected energy requirements.

6.7 Policy 6: Access and Transportation

Relates to access and transportation. Particularly it seeks to concentrate development close to essential services and facilities to encourage walking and cycling as the primary means of travel with public transport for wider access.

6.8 Policy 7: Supporting communities

Requires development to maintain or enhance the quality of life and the well-being of communities and will promote equality and diversity, and protect and strengthen community cohesion.

6.9 Policy 9: Strategy for growth in the Norwich Policy Area

The Norwich Policy Area (NPA) is the focus for major growth and development.

Development Management Development Plan DPD (2015) relevant policies:

- 6.10 The policies set out within the Development Management DPD do not repeat but seek to further the aims and objectives set out within the National Planning Policy Framework and the Joint Core Strategy. It therefore includes more detailed local policies for the management of development.

6.11 Policy GC1: Presumption in favour of sustainable development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

6.12 Policy GC2: Location of new development

New development will be accommodated within the settlement limits defined on the proposals map. Outside 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.

6.13 Policy GC4: Design

Development will be expected to achieve a high standard of design and avoid any significant detrimental impact.

6.14 Policy EN1: Biodiversity and Habitats

Development proposals will be expected to protect and enhance the biodiversity of the district, avoid fragmentation of habitats and support the delivery of a co-ordinated green infrastructure network.

6.15 Policy EN2: Landscape

In order to protect the character of the area, this policy requires development proposal to have regard to the Landscape Character Assessment SPD.

6.16 Policy TS3: Highway safety

Development will not be permitted where it would result in significant adverse impact upon the satisfactory functioning or safety of the highway network.

6.17 Policy TS4: Parking guidelines

Within new developments appropriate parking and manoeuvring space should be provided to reflect the use and location as well as its accessibility by non-car modes.

6.18 Policy CSU1: Additional community facilities

Proposals which improve the range of community facilities and local services available within the district will be encouraged where no significant adverse impact would arise. Such proposals may be permitted outside settlement limits where it has been adequately demonstrated that a clearly defined need exists.

6.19 Policy CSU5 – Surface Water Drainage:

Mitigation measures to deal with surface water arising from development proposals should be incorporated to minimise the risk of flooding on the development site without increasing flood risk elsewhere.

Broadland Landscape Character Assessment SPD 2013:

- 6.20 The Landscape Character Assessment SPD identifies the site in question as falling within F3:Reedham to Thorpe Marshes Fringe, where the following Landscape Planning Guidelines apply:
- Seek to conserve the diverse and interesting landscape pattern and character.
 - Seek to conserve the wildlife habitats characteristic of the Marshes Fringe and adjacent Broads landscape including watercourses and broads, fens, carr woodland and grazing marshes.
 - Seek to conserve distinctive, historic architectural and landscape features including historic halls and their setting, which contribute to the area's rich historic character and strong sense of place.
 - Ensure that any new development responds to historic settlement pattern and is well integrated into the surrounding landscape.
 - Seek to ensure the sensitive location of development involving further tall structures (such as factories, steel pylons and telecommunication masts) in relation to prominent skyline locations both within the character area and within adjacent character areas.
 - Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form.
 - Conserve the landscape setting of small villages (such as Limpenhoe).
 - Seek to conserve the landscape setting of market towns and villages, and seek to screen (where possible) harsh settlement edges and existing visual detractors.
 - Seek to conserve the landscape setting of historic houses, halls and churches.
 - Seek to promote use of local vernacular buildings materials, including red brick and pantiles.
 - Seek to ensure new development does not reduce the vertical significance of important historical and architectural features within the landscape, such as church towers;
 - Seek to conserve small pits and extraction sites.

Site Allocations DPD (2016)

- 6.21 The site is located outside of any settlement limit and is not allocated.

7 LOCATION AND DESCRIPTION OF SITE

- 7.1 The site is arable land and is classified as Grade 3 (good to moderate quality) agricultural land. The site is undulating with the lowest part of the site being the south western corner and the highest part being the south eastern corner. To the south west of the site, approximately 400m away, is the Broads Authority area, which is a nationally designated landscape.
- 7.2 To the north of the site is the A1042, which is situated at a higher level than the application site, with the boundary consisting of thick ground cover vegetation and a line of mature hedgerow trees, which allows views into and across the site from the A1042. Beyond the A1042 is the A47 Norwich Southern Bypass and beyond Broadland Gate business park.
- 7.3 The eastern boundary of the site is composed of hedgerow vegetation and scrubland vegetation of varying heights, including gaps, which allow views into and across the site. Beyond Church Road is the newly constructed Postwick water treatment works, which is viewable from within the site.
- 7.4 The western boundary of the site consists of a hedgerow with a gap for the existing access point onto Oaks Lane and beyond this is the existing park and ride and proposed extension. The southern boundary is well vegetated with large mature trees and shrubs with some views through to the neighbouring dwelling. Further to the south is the settlement of Postwick.
- 7.5 A high-pressure gas pipe runs north / south through the western section of the site. Overhead power lines run east / west across the site. A foul sewer runs east/west across the southern part of the site.

8 PLANNING HISTORY

- 8.1 No relevant history.

9 APPRAISAL

Whether the development accords with the provisions of the development plan, the National Planning Policy Framework (NPPF) and Planning Practice Guidance.

- 9.1 The application seeks planning permission for the erection of a new church hall (Use Class D1), access, car parking (174 spaces including 11 disabled spaces) and associated landscaping on land to the East of Oaks Lane, Postwick.

- 9.2 Policy CSU1 'additional community facilities' states proposals which improve the range of community facilities and local services, including places of worship, available within the district will be encouraged where no significant adverse impact would arise. Such proposals may be permitted outside settlement limits where it has been adequately demonstrated that a clearly defined need exists.
- 9.3 The Site Allocations DPD also states allocations of land for community facilities, such as recreation or burial grounds, are made in some parishes to identify sufficient land to meet future needs in the most appropriate locations.
- 9.4 Paragraphs 83-84 of the revised NPPF (2018) states planning policies and decisions should enable the development of accessible community facilities and recognises that sites to meet the community needs in rural areas may be adjacent or beyond existing settlements. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable.
- 9.5 Currently the Brethren community have a church on Green Lane West, Rackheath, which has a capacity of 356 and is now not large enough to meet their growth requirements and are therefore searching for a new site. The main congregation in Norwich is currently made up of 190 Brethren who gather together for most of their meetings at the existing main Gospel Hall located on Green Lane West. There are three other small halls which are used for smaller neighbourhood services, which are located in Salhouse, Thorpe and Little Plumstead. The Brethren are sub-divided according to where they live into companies of approximately 50 persons for two particular meetings during a week, where these small halls are used.
- 9.6 The Norwich Brethren community host regional meetings for mutual fellowship with neighbouring church communities from the Waveney and Mid-Norfolk areas, which occur approximately 4 times a month. On these regional occasions, the congregation totals 507 persons on average and therefore exceeds the capacity at Rackheath. The congregation is also growing in number and therefore the Brethren state there is an urgent need to provide a larger hall to continue accommodating the operational needs of the Brethren church.
- 9.7 The applicant has undertaken an extensive process of searching for a suitable site prior to the submission of the application. The search process looked at sites within a wider search area, which was agreed during pre-application discussions to be the Norwich Policy Area (NPA) of Broadland District Council including Wroxham.
- 9.8 The Site Selection Statement states in order to accommodate the required building size and car parking, the minimum site area being searched for was

1.2 hectares. The applicant considered 23 sites (including the application site) since March 2015 and the site search area covered the A47 corridor (Acle-Harford exit) and the north east of Norwich to Rackheath. The search has considered land which is within allocated sites for development and countryside locations, which is contained within the Site Selection Statement submitted with the application.

- 9.9 The Statement includes a table which considers each of these 23 sites and a further table considering sites which are allocated and include a community use. The main restrictions with the sites that were investigated by the applicant were the reluctance of the owners to sell, price or the timescale of delivering the site.
- 9.10 This branch of the Brethren community provides a place of worship for residents from Acle to Long Stratton and therefore Postwick provides an accessible location for the congregation. The church would be solely for use by the Brethren and would not be available for hire as a venue.
- 9.11 The Design and Access Statement states the development would provide a sustainable planned pattern of development which would have long term economic and social benefits providing a locally accessible community need enabling the local congregation to practice their faith.
- 9.12 It is also stated within the Site Selection Statement that the Brethren want to own their premise, as they currently do in Rackheath, so that they have long term security over their future.
- 9.13 Overall, it is considered the applicant has demonstrated that there is a need for such a community facility and that the application site would provide an accessible location for this. It is also considered they have explored a range of sites; however for the reasons highlighted above have been discounted.

The impact of the development upon the character and appearance of the area.

- 9.14 The application site is an arable field, which is located to the north of the village of Postwick and is accessed via Oaks Lane to the west of the site. To the south west of the site, approximately 400m away, is the Broads Authority area, which is a nationally designated landscape. Section 7 of this report provides a location and site description, which highlights views are available into and across the site from the surrounding area.
- 9.15 The site sits lower than the A1042 to the north and is undulating with the lowest part of the site being the south western corner and the highest part being the south eastern corner.

- 9.16 The submitted Landscape and Visual Assessment states the site has been deemed to be of 'medium susceptibility' to accommodate the proposed development. This is an established landscape where change of an appropriate nature could be absorbed without the loss of key characteristics, individual elements or features (ie hedgerow and significant vegetation).
- 9.17 The Landscape and Visual Assessment states there will be a direct effect to the site itself in the proposed change in landscape character from an agricultural field to a new church hall. The sloping landform will require regrading to form a level for the footprint of the building and car parking, which will be cut into the north east corner. The formalising of the access on Oaks Lane, which includes the removal of the existing hedge, will also alter the rural character of Oaks Lane. Given the context and surrounding infrastructure, the greatest landscape effects are likely to be localised and affect the immediate area introducing a new urbanising element (built form, parking and lighting), with limited effects felt on the wider landscape character.
- 9.18 It is also stated once an appropriate landscape management scheme has established the significance of the landscape effects in the longer term will reduce. In regards to landscaping the proposal includes new wildflower meadows; reinforcement of existing retained boundary vegetation with wooded blocks, copses, hedgerows and structural planting; provision of new native hedgerows along boundaries and adjacent to acoustic fencing; and provision of new trees across the site (within the wildflower meadow, boundary planting and car park / plaza area).
- 9.19 The Council's Historic Environment Officer has raised concerns regarding the proposal's impact on the historic landscape character of the area and the wider setting of the village of Postwick. Whilst it is noted the proposal would alter the immediate character of the area it is considered given the proposed altered site levels coupled with the proposed extensive landscaping and proposed scale, massing, design and siting of the development that the proposal would not significantly impact upon the surrounding landscape.
- 9.20 The design of the building is a relatively simple form and whilst the building has a large roof, it is low in pitch to minimise impact and has a large eaves overhang to help visually ground the building. It is considered the simple form, overhang and lack of fenestration produce a building which is not overly visually distracting and blends readily into the surrounding countryside. A condition would be imposed for materials to be agreed and it is considered natural materials should be used which will gradually weather down to further reduce visual impact.
- 9.21 In regards to landscaping, the Landscaping Strategy Plan provided shows extensive new planting which includes enhancing the existing boundaries with the creation of wooded copse areas, understorey planting, new boundary hedges and linear planting with trees within the proposed parking area all of which is considered appropriate and would contribute to the character of the

area and would help to soften and integrate the development into its setting, whilst also partially screening the development, and enhancing the diversity of the landscape and providing some biodiversity and green infrastructure benefits.

- 9.22 The boundary along Oaks Lane will be replanted with new tree and hedge planting behind the required visibility splays. The Conservation Officer (Arboriculture and Landscape) states the loss of this is regrettable and at odds with the Landscape Character Assessment objectives to seek to conserve and enhance the landscape structure, including intact hedgerow; however its removal is required to achieve the required visibility splays and footway links and replanting is proposed behind this which would help mitigate this loss.
- 9.23 Overall, the proposal is not considered to represent an incursion into the countryside and the scale of the development will not be to a degree that would cause harm to the general character and appearance of the surrounding area, including Postwick village or The Broads. Whilst the development will be visible in places, the impact on the character and appearance of the area is not considered to be significant or sufficient to warrant objection to the development on landscape grounds. The proposal therefore complies with Policies GC4 and EN2 of the DM DPD, Policy 2 of the JCS and section F3 of the Landscape Character Assessment SPD.

The impact of the development upon the amenity of nearby residents

- 9.24 Policy GC4 of the DM DPD states that proposals should pay adequate regard to considering the impact upon the amenity of existing properties. There is a good degree of separation between the site and any neighbouring residential properties, with the closest residential dwelling being located to the south of the site with approximately 125m between the residential dwelling and the proposed church hall. Given the proposed separation distances, additional landscaping proposed, and the intended use it is not considered that the development would appear dominant or result in any significant noise pollution or any overlooking issues. A condition is proposed for precise external lighting details to be agreed to ensure there is no detrimental impact upon amenity and the surrounding landscape including protected species.
- 9.25 The Council's Environmental Health Officer has no concerns regarding noise with this application and therefore does not object. Overall, it is not considered that the proposed development would result in any significant adverse impact to the amenity of any adjacent residents given the degree of separation from the majority of properties and application is considered to therefore accord with Policy GC4 of the DM DPD.

The impact of the development upon the safe functioning of the highway network

- 9.26 The application proposes access off Oaks Lane and includes the widening of Oaks Lane locally to a width of 5.5m and the provision of a new footway / cycleway to the north of the site linking the new access to the park and ride and beyond. 174 car parking spaces would be provided, including 11 disabled spaces. The proposal also includes a new permissive footpath linking Oaks Lane to Brundall Low Road along the southern boundary of the site to allow walkers to circumnavigate the village without the need to walk adjacent to the A1042. This footpath was added to the proposal following public consultation prior to the submission of the application.
- 9.27 It is stated the majority of the congregation will be accessing the site via the A47 and A1042 to the north of the site.
- 9.28 Highways England raised no objections.
- 9.29 The scheme originally proposed a new footway / cycleway to connect the site to the existing provision which connects to the park and ride to the south west of the site; however the Highways Authority placed a holding objection and raised concerns as this would not be on the desire line and if provided would be reliant on pedestrians and cyclists travelling around double the distance than would be required compared to other potential routes, such as heading north to link the site with the existing provision adjacent the park and ride. The Highways Authority therefore requested a new footway / cycleway be provided heading north. Comments were also made in regards to the layout and pedestrian access through the site.
- 9.30 Discussions have occurred between the applicant and the Highways Authority and amended plans were submitted proposing a new footway / cycleway heading north along Oaks Lane to connect to the existing provision north of Yarmouth Road in line with the above comments.
- 9.31 The Highways Authority state whilst the layout of these works are not as originally recommended, they are considered sufficient to address their original comments and therefore withdraw their holding objection. The Highways Authority recommend the imposition of conditions relating to visibility splays, the proposed access road, on-site car and cycle parking, turning, waiting area, off-site highway improvement works, the submission of a Construction Traffic Management Plan, and an informative relating to works within the public highway.
- 9.32 It is therefore considered the proposal would not result in a significant impact upon highway safety and would provide benefits in terms of improving footway links between the site and the park and ride and also providing a permissive footway along the southern boundary connecting Oaks Lane to Brundall Low Road.

Drainage and flood risk

- 9.33 The NPPF sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. The Planning Practice Guidance encourages development to be located in areas of lower flood risk where possible, and stresses the importance of preventing increases in flood risk off site to the wider catchment area. A Flood Risk Assessment has been submitted with the application, which states the site is located within Flood Zone 1 (low probability) of the Flood Zone Map, prepared by the Environment Agency.
- 9.34 The Lead Local Flood Authority (LLFA) originally objected to the application however during the course of the application they have removed their objection subject to the imposition of a condition relating to the submission of a detailed surface water drainage scheme prior to the commencement of the development.

Proximity of development to gas pipeline

- 9.35 A high-pressure gas pipe runs north / south through the western section of the site and sits underneath the proposed landscaping area and access.
- 9.36 The Health and Safety Executive (HSE) has stated within its consultation response that the risk of harm to people at the proposed development site is such that there is sufficient reason on safety grounds, for advising against the granting of planning permission in this case. The HSE advice states that: 'Major hazard sites / pipelines are subject to the requirements of the Health and Safety at Work etc Act 1974, which specifically includes provisions for the protection of the public. However, the possibility remains that a major accident could occur at an installation and that this could have serious consequences for people in the vicinity'. They have stated that 'although the likelihood of a major accident occurring is small, it is felt prudent for planning purposes to consider the risks to people in the vicinity of the hazardous installation'.
- 9.37 It should be stressed that the responses provided by the HSE is an automated response and therefore there is no opportunity to provide any additional information or negotiate in a bid to overcome their objection in any way. This response is also on the basis that there is outdoor use of the landscaping area by members of the public. If the landscaping area is unused the HSE does not advise against development. The application proposes this area for an ecological landscaped area; however a permissive footpath would be provided along the southern boundary to connect Oaks Lane to Brundall Low Road. This would not be hard surfaced and would be kept informal.
- 9.38 Furthermore, it should also be noted that if the Planning Committee resolve to delegate authority to the Head of Planning to approve the application against the advice provided by HSE then the Local Planning Authority would first need

to advise the HSE and allow them 21 days to consider whether to request that the Secretary of State for Communities and Local Government, call-in the application for their own determination.

Other matters

- 9.39 Postwick Parish Council do not object to the application but raised serious concerns regarding the volume of traffic entering and leaving the site within a short period and the impact of this on the A1042 and Postwick Village. They request the traffic is monitored once the Church Hall is opened. In regards to traffic this is a concern which has also been raised within the representations received. The Highways Authority have assessed the proposal's impact in regards to the additional traffic and impact upon the junction and do not raise an objection in this regard and therefore it is considered the proposal would not significantly impact upon highway safety. Postwick Parish Council has been re-consulted in regards to the amended off-site highway improvement works and comments are awaited.
- 9.40 With regards to the impact of the development on the biodiversity on the site, an Ecological Appraisal was submitted with the application. The report concludes that given the scale of the proposal and the nature of the development site, the construction of the proposed development is deemed unlikely to result in negative ecological impacts. The Senior Green Infrastructure Officer at Norfolk County Council recommends the imposition of conditions relating to mitigation and enhancement measures and therefore it is considered the proposal would not have any significant detrimental impact upon biodiversity or protected species on the site and is considered to be in accordance with Policy EN1 of the DM DPD and the NPPF.
- 9.41 As highlighted above additional landscaping is proposed within the development site. The Conservation Officer (Arboriculture and Landscape) states the proposal allows for the retention of the majority of the trees around the periphery of the site and also includes extensive new planting. If approved conditions would be imposed for the development to be undertaken in accordance with the Arboricultural Impact Assessment (AIA), Preliminary Method Statement (AMS), and Tree Protection Plan (TPP); and for a detailed landscaping scheme to be submitted. The proposal is therefore considered to be acceptable from an arboricultural and landscape perspective subject to the imposition of these conditions.
- 9.42 The Historic Environment Service states there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development. They have therefore asked for conditions to be added to ensure that a programme of archaeological mitigatory work is carried out prior to the commencement of development.

- 9.43 Broadland District Council implemented the Community Infrastructure Levy (CIL) on 1 July 2013. Therefore should this development be approved it will be considered as being CIL liable.

Conclusion

- 9.44 In conclusion, whilst there is a degree of conflict with the Development Plan with the site being outside of the settlement limit, the proposal would provide a community use to meet an identified need within the area. Whilst the proposal would also alter the character of the immediate area, it is considered given the proposed design and scale of the development that the proposal would not impact significantly upon the character of the area and the additional extensive landscaping proposed would help assimilate the development into the surrounding landscape.
- 9.45 Whilst it is noted the Health and Safety Executive (HSE) has advised against the granting of planning permission in this case, as highlighted within paragraphs 9.34 – 9.37, it is considered given the area of concern is to be used as an ecological landscaped area with only a permissive footpath being proposed along the southern boundary and that the benefits of the scheme to the wider community outweigh these concerns. If planning permission is granted, then the Local Planning Authority would need to advise the HSE and allow them 21 days to consider whether to request that the Secretary of State for Communities and Local Government, call-in the application for their own determination.
- 9.46 The application is therefore recommended for approval subject to no adverse comments being received from Highways England and the Parish Council in response to the re-consultation on the revised plans and the application being referred to the Health and Safety Executive (HSE).

RECOMMENDATION: To delegate authority to the Head of Planning to **APPROVE** subject to no new material issues arising from the re-consultation on the amended plans and advising the HSE of the Council's resolution to grant planning permission and subject to the following conditions:

- (1) The development to which this permission relates must be begun not later than THREE years beginning with the date on which this permission is granted.
- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.

- (3) Development shall not proceed above slab level until details and samples of all external materials, including the following, to be used in the development have shall been submitted to and approved by the Local Planning Authority:

- roof materials;
- wall materials including brick plinth;
- glazing details;
- columns; and
- eaves, verge and soffit details.

The development shall then be constructed in accordance with the approved details.

- (4) The premises shall be used for a church hall and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking, and re-enacting or modifying that Order with or without modification.

- (5) Prior to the commencement of development above slab level, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall indicate:-

- (a) the species, number, size and position of new trees and shrubs at the time of their planting.
- (b) all existing trees and hedgerows on the land, with details of any to be retained (which shall include details of species and canopy spread, root protection areas as required at para 4.4.2.5 of BS5837: 2012), together with measures for their protection during the course of development
- (c) specification of materials for fences including acoustic fences, walls and hard surfaces,
- (d) details of any proposed alterations in existing ground levels and of the position of any proposed excavation or deposited materials,
- (e) details of the location of all service trenches.

The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing. If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the Local Planning Authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- (6) Operations on site shall take place in complete accordance with the approved Arboricultural Implications Assessment, Preliminary Method Statement and Tree Protection Plan, drawing no.OAS 17-108-TS01 Rev.A, supplied by Oakfield Arboricultural Services dated October 2017. No other operations shall commence on site in connection with the development until the tree protection works and any pre-emptive tree works required by the approved AMS have been carried out and all tree protection barriers are in place as indicated. The protective barrier shall be retained in a good and effective condition for the duration of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior written approval of the local planning has been sought and obtained.
- (7) Prior to the occupation of the development hereby permitted details of the external lighting to the site, including hours of operation, shall be submitted to and approved in writing by the Local Planning Authority. Only the approved lighting shall be installed and operated on the site. Such lighting shall be kept to a minimum for the purposes of security and site safety, and shall prevent upward and outward light radiation.
- (8) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and
 - (1) The programme and methodology of site investigation and recording,
 - (2) The programme for post investigation assessment,
 - (3) Provision to be made for analysis of the site investigation and recording,
 - (4) Provision to be made for publication and dissemination of the analysis and records of the site investigation,
 - (5) Provision to be made for archive deposition of the analysis and records of the site investigation and
 - (6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- (9) No development shall take place other than in accordance with the written scheme of investigation approved under condition 8.
- (10) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 8 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

- (11) No development shall commence on site until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of the fire hydrant / alternative water supply on the development.
- (12) No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.
- (13) The development shall be undertaken in accordance with the Mitigation measures outlined in section 7 of the Ecological Appraisal report (Wild Frontier Ecology; March 2018).
- (14) The development shall be undertaken in accordance with the Enhancement measures outlined in section 8 of the Ecological Appraisal report (Wild Frontier Ecology; March 2018), including the provision of bird boxes, bat boxes and the creation of log piles on the site.
- (15) Details of energy efficient design and the construction of on-site equipment to secure at least 10% of the development's energy from decentralised renewable or low-carbon sources shall be submitted to and approved by the Local Planning Authority prior to commencement of the development above slab level. The details as approved shall be completed prior to the first use of the building hereby permitted and thereafter shall be maintained.
- (16) Prior to the first use of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan, drawing 171222-CL-01-P11. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- (17) Prior to the first use of the development hereby permitted the proposed access road on-site car and cycle parking / turning / waiting area shall be laid out and demarcated in accordance with the approved plan, drawing L3460-PL01-RevJ, and retained thereafter available for that specific use. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- (18) Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works as indicated on Drawing No 171222-CL-01-P11 have been submitted to and approved in writing by the Local Planning Authority.
- (19) Prior to the first use of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to in

condition 18 shall be completed to the written satisfaction of the Local Planning Authority.

- (20) Prior to the commencement of any works on site a Construction Traffic Management Plan, to incorporate details of on-site parking for construction workers, access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period shall be submitted to and approved in writing with the Local Planning Authority.
- (21) For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and unless otherwise approved in writing with the Local Planning Authority.
- (22) Prior to commencement of development, in accordance with the submitted Flood Risk Assessment (Ref: 8/1571, 5th March 2018), additional information received via email (5th July 2018) and drawing 400400, Revision P2, detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:
 - I. Detailed infiltration testing in accordance with BRE Digest 365 at the depths and locations of all infiltration features as stated within additional information received via email dated 05/07/2018.
 - II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event.
 - III. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
 - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
 - IV. The design of the attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.

- V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding and a minimum of 150mm freeboard between proposed external ground levels and property finished flood levels.
- VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
- VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.

Reasons:

- (1) The time limit is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- (3) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (4) In order that the Local Planning Authority may retain control over the future use of the premises and to ensure development appropriate for the area in accordance with the criteria specified within Policy GC4 of the Development Management DPD 2015.
- (5) In the interest of maintaining and enhancing the amenity value of the area in accordance with Policies GC4, EN2 and EN3 of the Development Management DPD 2015.
- (6) To safeguard the protection of trees from the outset, in accordance with Policy EN2 of the Development Management DPD 2015.
- (7) In the interests of ecology, amenity and to minimise unnecessary light spillage above and outside the development site.
- (8) This is required prior to commencement to preserve heritage assets of archaeological importance in accordance with the National Planning Policy Framework.
- (9) To preserve heritage assets of archaeological importance in accordance with the National Planning Policy Framework.

- (10) To preserve heritage assets of archaeological importance in accordance with the National Planning Policy Framework.
- (11) This is required prior to commencement to ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with the National Planning Policy Framework.
- (12) This is required prior to commencement to prevent environmental and amenity problems arising from flooding in accordance with the National Planning Policy Framework.
- (13) To ensure the proposal is not detrimental to biodiversity and protected species in accordance with Policy EN1 of the Development Management DPD 2015 and the National Planning Policy Framework.
- (14) To ensure the proposal is not detrimental to biodiversity and protected species in accordance with Policy EN1 of the Development Management DPD 2015 and the National Planning Policy Framework.
- (15) To ensure the satisfactory development of the site in accordance with Policy 3 of the Joint Core Strategy 2011/2014.
- (16) In the interests of highway safety in accordance with the principles of the NPPF and Policy TS3 of the Development Management DPD 2015.
- (17) To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policies TS3 and TS4 of the Development Management DPD 2015.
- (18) To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with Policy TS3 of the Development Management DPD 2015.
- (19) To ensure that the highway network is adequate to cater for the development proposed in accordance with Policy TS3 of the Development Management DPD 2015.
- (20) In the interests of maintaining highway efficiency and safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (21) In the interests of maintaining highway efficiency and safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (22) This information is required prior to commencement to prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109

by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

Informatives:

- (1) The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.
- (2) The applicant's attention is drawn to condition 10 and the fact the developer will be expected to meet the costs of supplying and installing the fire hydrant / alternative water supply.
- (3) The applicant's attention is drawn to the following comments from Anglian Water:

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
- (4) The applicant's attention is drawn to the following comments from Anglian Water:

An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.
- (5) Guidance Notes for the Reduction of Obtrusive Light GN01:2011 from the Institute of Lighting Professionals are available on the Bat Conservation Trust website.

- (6) It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the Applicants own expense.

- (7) The applicants attention is drawn to the following comments from National Grid as the proposal is in close proximity to a High-Pressure Gas Pipeline:
- No buildings should encroach within the Easement strip of the pipeline indicated above
 - No demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Grid.
 - National Grid has a Deed of Easement for each pipeline which prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National grid will take action to legally enforce the terms of the easement.
 - We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advise for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development.
 - To view the PADHI Document, please use the link below:
<http://www.hse.gov.uk/landuseplanning/padhi.pdf>
 - You should be aware of the Health and Safety Executives guidance document HS(G) 47 "Avoiding Danger from Underground Services", and National Grid's specification for Safe Working in the Vicinity of National Grid High Pressure gas pipelines and associated installations - requirements for third parties T/SP/SSW22. You should already have received a link to download a copy of T/SP/SSW/22, from our Plant protection Team, which is also available to download from our website.
 - To view the SSW22 Document, please use the link below:
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

- A National Grid representative will be monitoring the works to comply with SSW22.
- To download a copy of the HSE Guidance HS(G)47, please use the following link: <http://www.hse.gov.uk/pubns/books/hsg47.htm>
- National Grid will also need to ensure that our pipelines access is maintained during and after construction.
- Our pipelines are normally buried to a depth cover of 1.1 metres however; actual depth and position must be confirmed on site by trial hole investigation under the supervision of a National Grid representative. Ground cover above our pipelines should not be reduced or increased.
- If any excavations are planned within 3 metres of National Grid High Pressure Pipeline or, within 10 metres of an AGI (Above Ground Installation), or if any embankment or dredging works are proposed then the actual position and depth of the pipeline must be established on site in the presence of a National Grid representative. A safe working method must be agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.
- Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been confirmed on site under the supervision of a National Grid representative. Similarly, excavation with hand held power tools is not permitted within 1.5 metres from our apparatus and the work is undertaken with NG supervision and guidance.

Pipeline Crossings

- Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Grid engineer.
- All crossing points will be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres.
- The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Grid pipeline without the prior permission of National Grid. National Grid will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Grid.
- Please be aware that written permission from National Grid is required before any works commence within the National Grid easement strip.
- A National Grid representative shall monitor any works within close proximity to the pipeline to comply with National Grid specification T/SP/SSW22.

- A Deed of Indemnity is required for any crossing of the easement including cables.

Cables Crossing

- Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees.
- A National Grid representative shall supervise any cable crossing of a pipeline.
- An impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.
- Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.
- All work should be carried out in accordance with British Standards policy:
- BS EN 13509:2003 - Cathodic protection measurement techniques
- BS EN 12954:2001 - Cathodic protection of buried or immersed metallic structures – General principles and application for pipelines
- BS 7361 Part 1 - Cathodic Protection Code of Practice for land and marine applications
- National Grid Management Procedures.



Application No: 20180987

Sharps Hall Farm, Mill Lane, Horsford, NR10 3ES

**Scale:
1:1250**

**Date:
28-Aug-18**



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AREA West
PARISH Horsford

2

APPLICATION NO: [20180987](#) **TG REF:** 619331 / 317018
LOCATION OF SITE Sharps Hall Farm, Mill Lane, Horsford, NR10 3ES
DESCRIPTION OF DEVELOPMENT Installation of Mobile Telecommunications (Retrospective)
APPLICANT CTIL & Telefonica UK Ltd
AGENT Waldon Telecom

Date Received: 12 June 2018
8 Week Expiry Date: 7 August 2018

Reason at Committee: A Councillor has an interest in the application site

Recommendation (summary): Full Approval subject to conditions

1 THE PROPOSAL

- 1.1 The application seeks retrospective planning permission for the installation of mobile telecommunication apparatus within an existing agricultural building at Sharps Hall Farm in Horsford.
- 1.2 The development is part of a continued network improvement programme and there is said to be a specific requirement for a radio base station installation at this location to introduce 2G, 3G and 4G coverage for Telefonica (O2) within the area.
- 1.3 The proposal compromises the installation of a galvanised steel support pole which is sited within and protrudes through the roof of the barn. The pole supports a dish with a diameter of 600mm which is located 8.2 metres above ground level. Three antennas are then attached to the pole at 10.5 metres above ground level. The antennas are two metres in height and so the highest part of the equipment is 12.5 metres above ground level.
- 1.4 The barn is 6.5 metres in height which means that the development extends 6 metres above the apex of the barn. A green painted equipment cabinet has also been installed within the barn on a concrete foundation; however the apparatus within the building is not restricted or governed by any part of the

planning legislation and so consideration should only be had to the external elements.

- 1.5 The existing barn is a steel framed building with grey metal sheet roofing and the telecommunication apparatus is all of a similar grey colour.
- 1.6 The above described mobile telecommunications apparatus and cabinet have been in place on the site since November 2017.

2 KEY CONSIDERATIONS

- Whether the development accords with the provisions of the development plan, the National Planning Policy Framework (NPPF) and Planning Practice Guidance and contributes towards sustainable development.
- The impact of the proposal on the character and appearance of the area
- The impact of the proposal on neighbour amenity

3 CONSULTATIONS

3.1 Horsford Parish Council:

The Parish Council objects most strongly to this application. It would appear that the company had attempted to exploit a loophole in planning requirements. It was erected on a base within a building rather than out in the open. If the application had been more straightforward it may have been received more sympathetically although the Parish Council would still have asked for it to be sited further from the Junior School in view of the continued uncertainty about the long term effects on young children.

3.2 Norfolk County Council as Mineral Planning Authority (Sand & Gravel):

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

3.3 Norwich Airport:

Provided that it is constructed as shown on the drawings, Norwich Airport would offer no aerodrome safeguarding objections to the application.

3.4 Pollution Control Officer:

No comment

4 PUBLICITY

4.1 Site Notice:

Expiry date: 26 July 2018

4.2 Neighbour notifications:

30, 32, 34, 36, 38, 40, Oak Lodge, 1 Mill Gardens and Horsford All Saints VC Junior School, Mill Lane, Horsford, 1, 2 & 3 Dyer Close, Horsford, 1 & 2 Blythe Way, Horsford and 2, 4 & 6 Memorial Road, Horsford.

Expiry date: 19 July 2018

5 REPRESENTATIONS

5.1 No representations received.

6 RELEVANT POLICY GUIDANCE

National Planning Policy Framework (NPPF) 2018:

6.1 Sets out the overarching planning policies on the delivery of sustainable development. It also reinforces the position that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2 The NPPF is a material consideration and should be read as a whole but paragraphs 2, 7, 38, 112, 113, 114, 115, 116 and 127 are particularly relevant to the determination of this application.

Planning Practice Guidance (SPG) 2014:

6.3 Web based national guidance formalised in March 2014.

6.4 Paragraph 8 in section 'Determining a Planning Application' states a material planning consideration is one which is relevant to making the planning decision in question (e.g. whether to grant or refuse an application for planning permission).

Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk 2011 (amendments adopted 2014):

6.5 Policy 2: Promoting good design

All development will be designed to the highest possible standards creating a strong sense of place. In particular, development proposals will respect local distinctiveness.

6.6 Policy 6: Access and transportation

Fast broadband connections and telecommunications are an increasingly important requirement to serve all development. New development should contribute to the creation of a comprehensive and effective network in both urban and rural areas to promote economic competitiveness and to reduce the need to travel.

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

6.7 Policy GC1: Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

6.8 Policy GC4: Design

Sets out a list of criteria that proposals should pay regard to which includes the need to consider impact upon the amenity of existing properties, the environment, character and appearance of an area and being accessible via sustainable means.

6.9 Policy EN2: Landscape

In order to protect the character of the area, development proposals should have regard to the Landscape Character Assessment SPD and, in particular, consider any impact upon a range of issues.

Horsford Neighbourhood Plan 2018:

6.10 No policies are considered to be specifically relevant to this application.

Broadland Landscape Character Assessment SPD 2013:

- 6.11 Identifies the application site as falling within the Woodland Heath Mosaic landscape character area.

7 LOCATION AND DESCRIPTION OF SITE

- 7.1 The site is located to the north-west of Mill Lane in Horsford and is part of a working farm containing a number of agricultural buildings.
- 7.2 The building, within which the telecommunications apparatus is located, is a steel framed rectangular shaped building, with a dual pitch roof. It is clad with grey corrugated metal wall and roof coverings. The building is 6.5 metres in height and measures approximately 18 metres in length and appears to also be used for agricultural storage.
- 7.3 To the north of the telecommunication apparatus there are other agricultural buildings associated with Sharps Hall Farm and to the south is a residential dwelling which is part of Sharps Hall Farm as well as the vehicular access to the site. Mill Lane is then further to the south with fields and residential dwellings beyond this. To the east there are further agricultural buildings associated with the farm and then fields beyond. To the north-west of the development is a recently built housing development whilst to the west is the access road to the new development and Horsford Junior School located beyond this, approximately 170 metres from the development.
- 7.4 On the western boundary of the site and to the rear of the agricultural buildings there is close boarded fencing of approximately 1.8 metres in height with lower hedging beyond. There is a large Oak tree which is of a similar height to the telecommunications apparatus sited immediately to the south of the barn. Some further trees have been planted beyond the western boundary of the site as part of the housing development to the north-west.

8 PLANNING HISTORY

- 8.1 There is not considered to be any planning history on the site specifically relevant to this planning application however the below application was recently approved within close proximity to the application site.
- 8.2 20150746: Demolition of Existing Dwelling and Erection of Replacement Dwelling - Sharps Hall Farm, Mill Lane, Horsford, NR10 3ES. Full Approval – 30 July 2015.

9 APPRAISAL

- 9.1 The main issues to be taken into consideration in the determination of this application are an assessment of the proposal against Development Plan policies and national planning guidance. In particular the impact of the proposal on the character of the area and residential amenity.
- 9.2 The development is part of a continued network improvement programme to introduce 2G, 3G and 4G coverage for Telefonica (O2) within the area. To meet this demand and improve the quality of service an installation of new telecommunications equipment is necessary. The application is considered to be in accordance with Policy 6 of the Joint Core Strategy (JCS) which states that fast broadband connections and telecommunications are an increasingly important requirement to serve all development.
- 9.3 Policy 112 of the National Planning Policy Framework (NPPF) meanwhile states that 'planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology and full fibre broadband connections.
- 9.4 Paragraph 115 of the NPPF states that applications for electronic communications development should be supported by the necessary evidence to justify the proposed development. This should include:
- (a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and
 - (b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or
 - (c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.
- 9.5 All of the information set out in paragraph 115 above has been submitted with the application. With regards to the above point (a) the outcome of consultations have been submitted with the application whilst Norwich Airport has been consulted and they have offered no aerodrome safeguarding objections to the application. No comments have been received from Horsford Junior School.

- 9.6 With regards to point (b), whilst the proposal is not for an addition to an existing mast or base station, the application has been accompanied by a statement from the International Commission on Non-Ionizing Radiation Protection (ICNIRP) certifying that the site is designed to be in full compliance with the requirements of the radio frequency guidelines of the ICNIRP for public exposure. The ICNIRP declaration takes into account the cumulative effect of the emissions from the installation and all radio base stations present at, or near to the proposed location.
- 9.7 Regarding point (c) of paragraph 115 the development of the base station on an existing building, rather than as a standalone structure accords fully with paragraph 115 of the NPPF. In addition, evidence has been provided with the application showing that the applicants have explored a number of alternative sites for the apparatus and reasons have been given why these options were not suitable. The proposal was originally for a 15 metre high lattice tower located to the east of the site. Amongst the comments provided at a pre-application stage, the Local Planning Authority suggested that the development should be reduced in height and moved further into the agricultural unit so that it was less prominent in the landscape. This has led to the development in its current form which is considered to be an improvement on that submitted at the pre-application stage.
- 9.8 Paragraph 113 of the NPPF meanwhile acknowledges that ‘the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum’ and that ‘the use of existing masts, buildings and other structures for new electronic communications capability should be encouraged.’ Paragraph 113 continues however to state that ‘Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate’. Notwithstanding that the development is located on an existing building, it is considered that the design of the apparatus has been carefully considered and the grey colour of the supporting pole and antennas is sympathetic to the surrounding grey coloured agricultural buildings. The development is considered to be of an acceptable size with the highest part of the apparatus being 12.5 metres above ground level. The bottom 6.5 metres of the apparatus will however be hidden within the building within which it is located and therefore only 6 metres will be clearly visible.
- 9.9 The apparatus will be first viewed when approaching the site from Mill Lane to the west. At this point the apparatus is seen against a number of street lights and the backdrop of agricultural buildings. There are also some large Oak trees located to the south of the development which provides some screening when viewed from this direction. Furthermore ten trees were recently planted to the west of the development as part of the application for the new housing development. These trees include some medium sized trees and three Oak trees which, once matured, will provide a good level of screening when the site is viewed from the west.

- 9.10 Overall it is considered that the apparatus does not stand out as a discordant feature within the surrounding area and the recent tree planting to the west will help to further minimise the impact upon the wider area. The application is therefore not considered to cause any significant harm to the general character and appearance of the area and the application is considered to comply with Policy 2 of the JCS and Policies GC4 and EN2 of the DM DPD.
- 9.11 It is considered that there is a good degree of separation between the telecommunication apparatus and any neighbouring dwelling and the development is not considered to appear dominating or overbearing. No objections have been received from any neighbouring residents and, whilst the apparatus is visible from neighbouring residential properties, the application is not considered to have any detrimental impact upon neighbour amenity. The application is therefore considered to accord with Policy GC4 of the DM DPD in this regard.
- 9.12 Horsford Parish Council has objected to the application and has raised concerns regarding the proximity of the development to Horsford Junior School due to 'uncertainty about the long term effects on young children'. The agents for this application have submitted information relating to the research into mobile communications technology and health with the application. Within this information is a study by the Advisory Group on Non-Ionising Radiation (AGNIR) in which it was concluded that, although a substantial amount of research has been conducted, there is no convincing evidence that Radiofrequency Electromagnetic Fields (RF's) exposure, below the internationally agreed guideline levels applied in the UK, causes health effects in adults or children.
- 9.13 Notwithstanding this Paragraph 116 of the NPPF states that 'Local Planning Authorities must determine applications on planning grounds only'. It continues to state that 'they should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the Internal Commission guidelines for public exposure'. Given therefore that the International Commission on Non-Ionizing Radiation Protection (ICNIRP) have certified that the site is designed to be in full compliance with the requirements of the radio frequency guidelines of the ICNIRP for public exposure, it is not considered that there are any safety concerns with regards to the proximity of the development to the nearby school or any other building.
- 9.14 With reference to the three dimensions of sustainable development paragraph 112 of the NPPF states that 'advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being'. Good mobile coverage is considered to help businesses to grow and people to stay in touch and promoting a modern, high quality, telecommunications system for communities is considered to be a key part of economic growth.

- 9.15 In terms of the social role, good mobile coverage is also essential for social inclusion, and of particular importance for people who are vulnerable or isolated.
- 9.16 In assessing the environmental role, it is acknowledged that the apparatus will be visible from outside the site but it is considered to be of an acceptable size and scale and when viewed against the street lights in the area, the screening close to the site and the backdrop of the agricultural buildings it is not considered that there will be any environmental impacts which will outweigh the economic and social benefits that the application brings.
- 9.17 In conclusion, the development results in economic and social benefits of providing improved network coverage to the area and is not considered to cause any significant harm to the general character and appearance of the area or neighbour amenity. The application is therefore considered to be an acceptable form of development and is therefore recommended for approval.
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RECOMMENDATION: **FULL APPROVAL** subject to the following condition:

- (1) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.

Reason:

- (1) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.

Informative:

The Local Planning Authority has taken a proactive and positive approach to decision taking in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.