

AGENDA ITEM NO: 8/1(a)

Parish:	Stow Bardolph	
Proposal:	OUTLINE APPLICATION ALL MATTERS RESERVED: Erection of two chalet bungalows	
Location:	Horseshoe Farm 241 the Drove Barroway Drove Norfolk	
Applicant:	Mr Thomas Heffernan	
Case No:	17/01128/O (Outline Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 30 August 2017 Extension of Time Expiry Date: 6 October 2017

Reasons for Referral to Planning Committee – The views of Stow Bardolph Parish Council are contrary to the Officer recommendation.

Update for Members

Outline permission is sought for two dwellings on a parcel of agricultural land with frontage onto The Drove, Barroway Drove. All matters are reserved for future consideration.

Barroway Drove is defined as a 'Smaller Village or Hamlet' in the settlement hierarchy defined in the Core Strategy of the LDF. The site lies in an area classed as countryside and within Flood Zone 3 & Hazard Zone of the Council-adopted Strategic Flood Risk Assessment and the Environment Agency's Tidal River Hazard Mapping area.

Members will recall that this application was referred to the previous Planning Committee Meeting on 4th September 2017 - a copy of the committee report is attached for ease of reference. There was general support for the development, however it was deferred to enable further consideration to be given to raising the floor levels of the proposed dwellings and any impact this could have on the neighbouring dwelling.

In response to the Members' concerns regarding this issue, the agent has submitted modified plans, including an indicative section across the site, showing how the matter could be dealt with at the reserved matters stage. This shows the site broadened slightly by 3.2m to provide plot sizes of 19.1m (formerly 18.0m) & driveways and garages set at existing land level with the chalets and patios elevated and land graduated to the rear down to existing field level.

Therefore officers are satisfied that these matters could technically be addressed via condition and resolved at the reserved matters stage, without detriment to adjoining dwellings.

Key Issues

Principle of development

Flood risk

Impact upon appearance of locality and effect on neighbouring properties

Other material considerations

Recommendation

INSTRUCTIONS OF MEMBERS SOUGHT