

Planning Regulatory Committee

Date: **Friday 27 November 2015**

Time: **10am**

Venue: **Edwards Room, County Hall, Norwich**

Persons attending the meeting are requested to turn off mobile phones.

Membership

Mr B Long - Chairman

Mr S Agnew
Mr S Askew
Mr M Baker
Mr B Bremner
Mr D Collis
Mr C Foulger
Mr A Grey
Mr D Harrison

Mr J Law
Ms E Morgan
Mr W Northam
Mr M Sands – Vice-Chairman
Mr E Seward
Mr M Storey
Mr J Ward
Mr A White

At meetings of this Committee, members of the public are entitled to speak before decisions are made on planning applications. There is a set order in which the public or local members can speak on items at this Committee, as follows:

- Those objecting to the application
- District/Parish/Town Council representatives
- Those supporting the application (the applicant or their agent.)
- The Local Member for the area.

Anyone wishing to speak regarding one of the items going to the Committee must give written notice to the Committee Officer (committees@norfolk.gov.uk) at least 48 hours before the start of the meeting. The Committee Officer will ask which item you would like to speak about and in what respect you will be speaking. Further information can be found [here](#).

Under the Council's protocol on the use of media equipment at meetings held in public, this meeting may be filmed, recorded or photographed. Anyone who wishes to do so must inform the Chairman and ensure that it is done in a manner clearly visible to anyone present. The wishes of any individual not to be recorded or filmed must be appropriately respected.

**For further details and general enquiries about this Agenda
please contact the Committee Officer: Julie Mortimer
on 01603 223055
or email committees@norfolk.gov.uk**

Where the County Council have received letters of objection in respect of any application, these are summarised in the report. If you wish to read them in full, Members can do so either at the meeting itself or beforehand in the Community and Environmental Services Department, County Hall, Martineau Lane, Norwich.

A g e n d a

1 To receive apologies and details of any substitute members attending.

2 Minutes:

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To receive and agree the Minutes of the meeting held on 24 July 2015.

3 Members to Declare any Interests

If you have a **Disclosable Pecuniary Interest** in a matter to be considered at the meeting and that interest is on your Register of Interests you must not speak or vote on the matter.

If you have a **Disclosable Pecuniary Interest** in a matter to be considered at the meeting and that interest is not on your Register of Interests you must declare that interest at the meeting and not speak or vote on the matter

In either case you may remain in the room where the meeting is taking place. If you consider that it would be inappropriate in the circumstances to remain in the room, you may leave the room while the matter is dealt with.

If you do not have a Disclosable Pecuniary Interest you may nevertheless have an **Other Interest** in a matter to be discussed if it affects

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role
- that of another public body of which you are a member to a greater extent than others in your ward.

If that is the case then you must declare such an interest but can speak and vote on the matter.

4 To receive any items of business which the Chairman decides should be considered as a matter of urgency

Applications referred to the Committee for Determination

Reports by the Executive Director of Community and Environmental Services

- 5 **North Norfolk District Council: Y/1/2015/1010: Scottow Enterprise Park (former RAF Coltishall) Barton Road, Scottow, NR10 5DB: Variation of condition 2 of planning permission Y/1/2014/1007 for erection of live fire training facility, hard-standing area and retention of four fire training containers; plus change of use of Building 440 to provide briefing, mess and rest room facilities and Building 109A for ancillary storage; to allow for variations to the fire training facility and hard standing area: Norfolk Fire & Rescue Service**
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Chris Walton
Head of Democratic Services
County Hall
Martineau Lane
Norwich
NR1 2DH

Date Agenda Published: 19 November 2015



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STANDING DUTIES

In assessing the merits of the proposals and reaching the recommendation made for each application, due regard has been given to the following duties and in determining the applications the members of the committee will also have due regard to these duties.

Equality Act 2010

It is unlawful to discriminate against, harass or victimise a person when providing a service or when exercising a public function. Prohibited conduct includes direct discrimination, indirect discrimination, harassment and victimisation and discrimination arising from a disability (treating a person unfavourably as a result of their disability, not because of the disability itself).

Direct discrimination occurs where the reason for a person being treated less favourably than another is because of a protected characteristic.

The act notes the protected characteristics of: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The introduction of the general equality duties under this Act in April 2011 requires that the Council must in the exercise of its functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by this Act.
- Advance equality of opportunity between people who share a relevant protected characteristic and those who do not.
- Foster good relations between people who share a relevant protected characteristic and those who do not.

The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

Crime and Disorder Act, 1998 (S17)

Without prejudice to any other obligation imposed on it, it shall be the duty of the County Council to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

Human Rights Act 1998

The requirements of the Human Rights Act 1998 must be considered.

The human rights of the adjoining residents under Article 8, the right to respect for private and family life, and Article 1 of the First Protocol, the right of enjoyment of property are engaged. A grant of planning permission may infringe those rights but they are qualified rights, that is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance it may also be taken into account that the amenity of local residents could be adequately safeguarded by conditions albeit with the exception of visual amenity.

The human rights of the owners of the application site may be engaged under the First Protocol Article 1, that is the right to make use of their land. A refusal of planning permission may infringe that right but the right is a qualified right and may be balanced against the need to protect the environment and the amenity of adjoining residents.

**Planning Regulatory Committee
Minutes of the Meeting Held on Friday 24 July 2015
at 10am in the Edwards Room, County Hall**

Present:

Mr B Long (Chairman)

Mr S Agnew
Mr S Askew
Mr B Bremner
Mr D Collis
Mr C Foulger
Mr A Grey
Mr J Law

Ms E Morgan
Mr W Northam
Mr M Sands (Vice-Chairman)
Mr E Seward
Mr M Storey
Mr J Ward
Mr A White

In attendance:

Mr N Campbell	Senior Planner
Mr R Cox	Principal Planner
Mr A Harriss	Senior Planner
Mr N Johnson	Planning Services Manager
Ms J Linley	nplaw
Mrs J Mortimer	Committee Officer
Mr J Shaw	Highways

1 Apologies and Substitutions

Apologies for absence were received from Mr M Baker.

2 Minutes from the meeting held on 19 June 2015

- 2.1 The minutes from the Planning (Regulatory) Committee meeting held on 19 June 2015 were agreed as a correct record by the Committee and signed by the Chairman.

3 Declarations of Interest

There were no declarations of interest.

4 Urgent Business

There were no items of urgent business.

5 **C/7/2014/7030: Southern extension to Mangreen Quarry and ancillary works with progressive restoration to agriculture and nature conservation by the importation of inert restoration materials; Retention of existing consented facilities, establishment of a crossing point over Mangreen Lane and Proposed variation to the approved restoration scheme. Development by Lafarge Tarmac.**

- 5.1 The Committee received a report by the Executive Director of Community and Environmental Services seeking planning permission for an extension to the mineral operations at Mangreen Quarry on an area of agricultural land to the south of the existing quarry site and Mangreen Lane, for a period of 8 years. A programme of extraction and progressive restoration to a mix of agriculture, woodland and a balancing pond was being proposed. The scheme also included retention of the existing aggregate processing plant complex, bagging plant, ready-mix plant and access/haul road.
- 5.2 In response to questions from the Committee, the following points were noted:
- The monitoring officer was satisfied with the standard of restoration work which had already been carried out in areas of the site where extraction had been completed.
 - The hedgerow would be removed until extraction had ceased and restoration of the site had been completed, after which a new hedgerow would be planted.
- 5.3 Mr Mike Pendock, Estates Manager at Lafarge Tarmac addressed the Committee in support of the application. He thanked officers for the comprehensive report and added that the site was in an ideal location as it was approximately 3 miles from Norwich with easy access onto the A140 and the A47 road network. He also added that Lafarge Tarmac had operated within Norfolk for many years and he highlighted Whitlingham Park as an excellent example of the restoration work carried out at a previously completed extraction site. He also mentioned that the lack of local objections was a testament to Lafarge Tarmac's ability to work with the local community.
- 5.4 Members of the Committee praised the clean working at the site and also the restoration work carried out at Whitlingham Park.
- 5.5 In response to a question about the reason for using lorries to transport extracted materials instead of a conveyor system, Mr Pendock said that using lorries had been considered the most appropriate transportation method at the site.
- 5.6 Mr C Foulger, Local Member for Forehoe Division which covered the application site said that the application site was one of the cleanest sites he had ever visited and he had been very impressed with the operation. He added that Swardeston Parish Council had raised no objection to the application.

- 5.7 On being put to the vote, the Committee unanimously **RESOLVED** that the Executive Director of Community and Environmental Services should be authorised to:
- i) Grant planning permission subject to a Section 106 Legal Agreement in respect of long term wildlife management, vehicle routing and removal of a right turn lane in the highway and the conditions outlined in section 12 of Appendix A of the report.
 - ii) Discharge conditions (after discussion with the Chairman and Vice-Chairman of the Committee) where those detailed in the report required the submission and implementation of a scheme, or further details, either before development commenced, or within a specified date of planning permission being granted.
 - iii) Delegate powers to officers (after discussion with the Chairman and Vice-Chairman of the Committee) to deal with any non-material amendments to the application that may be submitted.
- 6 Broadland District: C/5/2015/5010: Strumpshaw Closed Landfill Site, Mill Hill, Strumpshaw: Installation and operation of a small scale electricity generation plant. Executive Director of Community and Environmental Services, Norfolk County Council.**
- 6.1 The Committee received a report by the Executive Director of Community and Environmental Services seeking planning permission for the installation and operation of a small scale electricity generation plant fuelled by landfill gas.
- 6.2 During the presentation of the report, it was noted that since the report had been published a response had been received from the Lead Local Flood Authority who had raised no objection to the application.
- 6.3 On being put to the vote, the Committee unanimously **RESOLVED** that the Executive Director of Community and Environmental Services should be authorised to:
- i) Grant planning permission subject to the conditions outlined in section 12 of the report.
 - ii) Discharge conditions (after discussion with the Chairman and Vice-Chairman of the Committee) where those detailed in the report required the submission and implementation of a scheme, or further details, either before development commenced, or within a specified date of planning permission being granted.
 - iii) Delegate powers to officers (after discussion with the Chairman and Vice-Chairman of the Committee) to deal with any non-material amendments to the application that may be submitted.

The meeting ended at 10.20am

CHAIRMAN



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Applications Referred to Committee for Determination:

North Norfolk District Council:

Y/1/2015/1010: Scottow Enterprise Park (former RAF

Coltishall) Barton Road, Scottow, NR10 5DB:

Variation of condition 2 of planning permission

Y/1/2014/1007 for erection of live fire training facility, hard-standing area and retention of four fire training containers;

plus change of use of Building 440 to provide briefing,

mess and rest room facilities and Building 109A for

ancillary storage; to allow for variations to the fire training

facility and hard standing area:

Norfolk Fire & Rescue Service

Report by the Executive Director of Community and Environmental Services

Summary

This planning application seeks to vary condition 2 (which identifies the approved plans) of the extant permission (Y/1/2014/1007), to allow for variations to the proposed live fire training facility and hard standing. The extant permission was approved by Members of the Planning (Regulatory) Committee on 20 February 2015 and is yet to be implemented.

3 letters of objection have been received citing concerns on health grounds and water attenuation, and Scottow Parish Council also oppose the application. No objections have been received from statutory consultees.

The principle of development has been established in the granting of the extant permission. When operational, the former airbase was used for the training for airbase firefighters. It is considered that the proposal would not create any adverse impacts and is in accordance with the development plan policies identified and national policy.

Norfolk Fire And Rescue sits within the Community and Environmental Services Department, therefore in accordance with the Council's Scheme of Delegation, the planning application is presented to the Planning (Regulatory) Committee for determination.

Recommendation

It is recommended that the Executive Director of Community and Environmental Services be authorised to:

- (i) Grant planning permission subject to the conditions outlined in section 12.
- (ii) Discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.
- (iii) Delegate powers to officers (in discussion with the Chairman and Vice Chairman of the committee) to deal with any non-material amendments to the application that may be submitted.

1. The Proposal

- 1.1 Type of development : This planning application seeks to vary condition 2 of the extant permission (Y/1/2014/1007), to allow for variations to the proposed live fire training facility and hard standing. Proposed changes include:
- A third floor flat added to increase the floor area at third floor. This is to ensure fire-fighters can simulate a high rise flat scenario.
 - Small changes to the overall dimensions to the ground, first and second floors. To ensure the specification for firefighter training can be met.
 - The removal of the need to extend the hard standing.
- 1.2 : The live fire training facility is proposed on an area of hardstanding to the north/eastern area of the former RAF Coltishall site, in a location where live fire training took place when the airfield was operational and where a temporary 18 month planning permission (Y/1/2014/1003), in June 2014 was granted for the use of specially adapted shipping containers for fire behaviour training.
- 1.3 Duration : Planning permission is sought for a temporary period of 15 years.
- 1.4 Hours of working : Use of the site would be between the hours of 0900 and 1700hrs with live burns concentrated in between approximately 1100 to 1500hrs. The proposed fire training is for approximately 3 or 4 days per week, plus one weekend in three. Training will be undertaken in groups of up to 20 firefighters.
- 1.5 Access : Access to the application site is via Barton Road/Lamas Road, which is the existing access to the former RAF airfield.

2. Constraints

- 2.1 The application site lies within open countryside and an airbase technical area as identified on the North Norfolk District Council proposals map. The site also lies within the (former) RAF Coltishall Conservation Area.

3. Planning History

- 3.1 Y/1/2014/1007: Erection of live fire training facility, enlargement of existing hard-standing area and retention of four fire training containers; plus change of use of Building 440 to provide briefing, mess and rest room facilities and Building 109A

for ancillary storage – Approved by Members of the Planning (Regulatory) Committee on 20 February 2015.

- 3.2 North Norfolk Council planning reference PF/14/1334 and Broadland Council planning reference 20141677: Installation and operation of a ground mounted solar photo voltaic array to generate electricity of up to 50MW capacity comprising photo voltaic panels, inverters, security fencing, cameras and other associated infrastructure – Approved by a joint Broadland and North Norfolk planning committee on 17 December 2014.
- 3.3 Y/1/2014/1003: Temporary use of land for fire training purposes with the standing of three ISO containers, one demonstrator unit, two modular buildings and portable toilet units – Approved on 19 June 2014.
- 3.4 C/1/2013/1020: Recycling and restoration of runway areas - Application withdrawn on 24 October 2014.
- 3.5 The former RAF Coltishall airbase straddles the boundaries of both Broadland and North Norfolk District Councils. In terms of the planning history of the site, several applications for proposed schemes involving the buildings, hangers and munition stores have been lodged within both the Broadland and North Norfolk area for storage, general and light industrial use and other purposes.

4. Planning Policy

- 4.1 North Norfolk District Council, Core Strategy incorporating Development Control Policies (2008) : SS2 Development in the Countryside
: EN2 Protection and Enhancement of
: Landscape and Settlement Character
: EN4 Design
: EN6 Sustainable Construction and Energy
: Efficiency
: EN8 Protecting and Enhancing the Historic
: Environment
: EN9 Biodiversity and Geology
: EN13 Pollution and Hazard Prevention and
Minimisation
: EC4 Redundant Defence Establishments
: CT5 The Transport Impact of New
Development
- 4.2 The National Planning Policy Framework (2012) : Achieving Sustainable Development
: 1 Building a strong, competitive economy
: 4 Promoting sustainable transport
: 7 Requiring good design
: 11 Conserving and enhancing the natural
environment
: 12 Conserving and enhancing the historic
environment

5. Consultations

- 5.1 North Norfolk District : The consultation period expired on 16 November

	Council	2015. No response received at the time of writing this report.
5.2	Scottow Parish Council	: Scottow Parish Council opposes this application, due to the impact on local residents. This is addressed in the main body of the report.
5.3	Environmental Health Officer (North Norfolk District Council)	: The consultation period expired on 16 November 2015. No response received at the time of writing this report.
5.4	Norfolk Historic Environment Service	: The proposal does not have any implications for the historic environment and do not make any recommendations for archaeological work.
5.5	Historic England	: Do not wish to offer any comments.
5.6	Environment Agency	: Refers to a consultation response of 10 December 2014, relating to the control of pollution on the previously approved application (the extant permission).
5.7	Natural England	: No comment to make on the variation of condition.
5.8	Highway Authority (NCC)	: No highway issues to raise.
5.9	Anglian Water	: The consultation period expired on 16 November 2015. No response received at the time of writing this report.
5.10	Local residents	: At the time of writing this report 3 letters of objection have been received citing concerns on health grounds and water attenuation. The objections are addressed in the main body of the report.
5.11	County Councillor (Mr Nigel Dixon)	: The consultation period expired on 16 November 2015. No response received at the time of writing this report.

6. Assessment

6.1 Proposal

6.2 This planning application seeks to vary condition 2 of the extant permission (Y/1/2014/1007), to allow for variations to the proposed live fire training facility and hard standing. Proposed changes include:

- A third floor flat added to increase the floor area at third floor. This is to ensure fire fighters can simulate a high rise flat scenario.
- Small changes to the overall dimensions to the ground, first and second floors. To ensure the specification for fire fighter training can be met.
- The removal of the need to extend the hard standing.

- 6.3 The live fire training facility is proposed on an area of hardstanding to the north/eastern area of the former RAF Coltishall site, in a location where live fire training took place when the airfield was operational and where a temporary 18 month planning permission (Y/1/2014/1003), in June 2014 was granted for the use of specially adapted shipping containers for fire behaviour training.
- 6.4 Use of the site would be between the hours of 0900 and 1700hrs with live burns concentrated in between approximately 1100 to 1500hrs. The proposed fire training is for approximately 3 or 4 days per week, plus one weekend in three. Training will be undertaken in groups of up to 20 firefighters.
- 6.5 **Site**
- 6.6 The site relates to the former RAF Coltishall, which is located approximately 12 miles north-east of Norwich and 1½ miles north-west of the village of Coltishall. The former RAF Coltishall airbase straddles the boundaries of both Broadland and North Norfolk District Councils, but the application site is entirely within the North Norfolk district area.
- 6.7 The former RAF Coltishall site is now owned by Norfolk County Council and has been renamed Scottow Enterprise Park. The site consists of a large open airfield with a number of buildings linked to the former airbase use in the northern area of the site (known as the technical area). The application site is situated on an area of hardstanding to the north-eastern boundary within the main airfield, where there is a long runway, a perimeter track, a number of blast walls and a photo-voltaic (pv) panel array.
- 6.8 **Principle of development**
- 6.9 A basic principle when assessing planning applications is outlined in Section 38(6) of the Town and Country Planning Compulsory Purchase Act 2004 which states:
- “if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”.*
- 6.10 In terms of the development plan, the County Planning Authority considers the relevant documents in relation to this application is the North Norfolk District Council Core Strategy, incorporating Development Control Policies (2008). Whilst not part of the development plan, policies within the National Planning Policy Framework (NPPF) (2012) are also a further material consideration of significant weight.
- 6.11 North Norfolk District Council is at the early stages of preparing a Local Plan (North Norfolk Emerging Local Plan 2016-2036) and has prepared a Regulation 18 statement setting out broad topic areas which should be covered by the Local Plan. The emerging Local Plan is a material consideration; given the early stages of the plan process, very little weight is given.
- 6.12 The principle of development for the erection of a live fire training facility, associated facilities and hardstanding has already been established in the granting of the extant planning permission (Y/1/2014/1007) by Members of the Planning (Regulatory) Committee on 20 February 2015.

- 6.13 Since the grant of planning permission, the fire training facility element of the project has been tendered and the scheme has evolved to ensure the Norfolk Fire and Rescue Service (NFRS) deliver the necessary training to firefighters. Several of the scenarios the structure is now designed to replicate are those in which firefighter fatalities have occurred, and is identified in the NFRS corporate risk register. Therefore to address these requirements a number of minor amendments are required which will enhance the fire training facility and significantly contribute to improved firefighter and community safety.
- 6.14 The applicant NFRS have therefore applied under Section 73 of the Town and County Planning Act 1990, to vary condition 2 (which identifies the approved plans), to allow for variations to the fire training tower element and hard standing only.
- 6.15 As the principle of a live fire training facility has been established and there has been no recent change to planning policy listed in Section 4 of this report, it is therefore proposed to only assess the changes the applicant is seeking to make to the proposed scheme.
- 6.16 **Amenity (noise, dust, light pollution etc)**
- 6.17 The nearest properties (Malthouse Farm and Apple cottage) are situated in excess of 180m from the application site.
- 6.18 The application site has been identified due to its access, hard standing, separation distance to neighbouring property and the fact that the previous use of part of the former airbase was for training for airbase firefighters. The siting is to remain unchanged and the applicant has confirmed that there are no changes to the pollution and control measures previously proposed.
- 6.19 Whilst a consultation response is yet to be received from North Norfolk District Council and the Environmental Health Officer, no objections were raised on the previous approved application.
- 6.20 It is considered that the proposed live fire training facility is sufficient distance from neighbouring property so as not to impact on the amenity of the occupiers by reason of overlooking, smoke emissions, noise or light pollution, in accordance with Policies EN4 and EN13 of the North Norfolk District Council Core Strategy relating to the impact of development proposals on amenity and the reduction of emissions and pollution, respectively.
- 6.21 **Design**
- 6.21 Policy EN4 of the North Norfolk District Council Core Strategy and Section 7 of the NPPF encourages development to be of good design for the context within it is set, ensuring that the scale and massing of buildings relate sympathetically to the surrounding area.
- 6.22 In terms of design, the proposed live fire training facility is functional for its purpose, reflecting both the requirements of the NFRS but also the type and nature of building that is required on the site during its operational life of 15 years. The proposed colour (green and grey) for the facility is consistent with other buildings on the site. As per the extant permission the exact colours are to be controlled by the imposition of a condition on any grant of planning permission.

- 6.23 The NFRS require the internal layout to be changeable to allow for different scenarios and to avoid familiarisation for crews. There is to be no increase in height of the training facility and the overall siting, appearance, scale, and massing are largely as previously approved.
- 6.24 The proposed use of buildings 440 and 109 for associated ancillary uses including briefing, mess and storage, remains unchanged.
- 6.25 The siting, design and materials are considered acceptable, in accordance with the aforementioned design planning policies.
- 6.26 **Impact on Heritage Assets**
- 6.27 The application site lies within the (former) RAF Coltishall Conservation Area and adjacent to scheduled ancient monuments – the cold war dispersals and blast walls.
- 6.28 Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires that when exercising its planning functions, Local Planning Authorities (LPA's) should pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 6.29 The principle of safeguarding, preserving and/or enhancing heritage assets is also echoed in Section 12 of the NPPF. Paragraph 131 of the NPPF states that LPA's in determining planning applications should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses; the positive contribution that conservation heritage assets can make to sustainable communities; and the desirability of new development making positive contribution to local character and distinctiveness.
- 6.30 Paragraph 132 of the NPPF advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Paragraph 133 advises that local planning authorities should refuse consent for proposals that will lead to substantial harm to or total loss of significance of a designated heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where proposals will lead to less than substantial harm to the significance of a designated heritage asset, paragraph 134 of the NPPF advises that the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.31 Policy EN8 of the North Norfolk District Council Core Strategy seeks the conservation and enhancement of the character and appearance of designated heritage assets and their settings.
- 6.32 The submitted Heritage Statement concludes that the proposed facility will alter the setting of the Conservation Area and adjacent scheduled ancient monuments, but not harm their significance.
- 6.33 The Council's Historic Environment Service is of the opinion the application does not have any implications for the historic environment nor makes any recommendations for archaeological works. Historic England has considered the application submission and do not wish to comment.

- 6.34 The amendments to the extant permission are considered acceptable. The public benefits of the proposed live fire training facility outweigh the harm caused; subject to the imposition of conditions relating to a sample of materials to be provided and the removal of the facility on expiration of 15 years.
- 6.35 **Landscape / Trees**
- 6.36 Policy EN2 of the North Norfolk District Council Core Strategy seeks to protect, conserve and, where possible, enhance the landscape character of an area. Section 11 of the NNPF encourages good design to limit the impact on landscape and nature conservation.
- 6.37 The proposed amendments do not alter the position or increase the height of the proposed live fire training facility. In the application submission previously approved the applicant acknowledged the live fire training facility would be visible in the landscape and consider that due to its siting and colour will be viewed in relation to existing boundary planting and integrate into the former airbase landscape.
- 6.38 The Council's Arboricultural and Landscape Officers have no comments to make on the proposal. As such, it is considered that there would be no conflict with Policy EN2 of North Norfolk District Council Core Strategy or Section 11 of the NNPF.
- 6.39 **Biodiversity and geodiversity**
- 6.40 The application site consists of areas of grassland and hardstanding. Given the limited amendments proposed, including the removal of the need for a 0.1ha area of hard standing (previously approved), it is considered that the proposed development would not cause any adverse effects on ecology/biodiversity.
- 6.41 Natural England and the Council's Ecologist in their consultation responses do not raise any objections. When assessed against Section 11 of the NNPF and Policy EN9 of the North Norfolk District Council Core Strategy, which seek to maximise opportunities to protect, enhance, restore and conserve biodiversity, the proposed development is considered acceptable.
- 6.42 Appropriate Assessment
- The site is situated within 10 kilometres of The Broads and the Norfolk Valley Fens Special Area of Conservation (SAC) and Broadland Special Protection Area (SPA), which are European protected habitat. The application has been assessed in accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 and based on the information submitted to the County Planning Authority (CPA) it is considered that the development does not have a significant impact on the integrity of any protected habitat. Accordingly, there is no requirement for the CPA to undertake an Appropriate Assessment of the development.
- 6.43 **Transport**
- 6.44 Access to the former RAF Coltishall site is via the existing gatehouse entrance on Barton Road/Lamas Road, onto the former airbase using the existing internal roads. In the supporting documents of the previously

approved application the NFRS confirmed that access to the site would be promoted from the B1150 to the site via Scottow Road and Hautbois Road through Badersfield village. No changes to the access arrangements are proposed.

- 6.45 The Highway Authority have reviewed this application submission and in their consultation response do not raise any highway issues.
- 6.46 It is considered that the proposed development is acceptable in highway terms, can be served by the existing highway network and would not result in a severe highway impact, in accordance with Section 4 of the NPPF and Policy CT5 of the North Norfolk District Council Core Strategy, which seeks to ensure development has a safe connection to the existing highway and surrounding network.
- 6.47 **Sustainability**
- 6.48 Policy EN6 of the North Norfolk Core Strategy and the NPPF promote sustainable development and minimisation of resource and energy consumption.
- 6.49 Given the nature of the proposed development sustainability elements are limited. However, the proposal seeks to re-use an existing site; the proposed amendments to the extant permission will offer a valuable live fire training facility which will have a significant public benefit in the form of improved firefighter training and community safety.
- 6.50 Whilst sustainability credentials are limited, taking into account the above, it is considered the proposed development is acceptable when considered against the requirements in the relevant national and local planning policies relating to sustainability.
- 6.51 **Groundwater/surface water**
- 6.52 Policy EN13 of the North Norfolk District Council Core Strategy states that development proposals should minimise, and where possible reduce forms of pollution to surface and ground water quality.
- 6.53 It is proposed to site the live fire training facility in the area of the former airbase historically used for fire training, when the base was operational. The area consists of hard-standing with a concrete 'lip / kerb' (providing in part effective containment) and linked to its former RAF use, the area has interceptors. The interceptor tanks continue to be emptied by tanker as required.
- 6.54 Whilst the proposed amendment removes the need for the extension to the hard standing, the facility will still be sited on an existing area of hard standing and the use of interceptors remain unchanged, as per the extant permission.
- 6.55 The Environment Agency do not raise any objections and refer to their previous consultation response relating to pollution prevention. A consultation response is outstanding from the Environmental Health Officer, however it is to be noted that no objections were raised to the previously approved application.
- 6.56 It is considered that the proposed development is acceptable, in accordance with the aforementioned planning policy; subject to the condition relating to run-off imposed on the extant permission, also being imposed if this

application is approved.

6.57 The Community Infrastructure Levy

6.58 The local authority where the site is located does not have an adopted CIL charging regime.

6.59 Responses to the representations received

6.60 The application was advertised by means of neighbour notification letters, site notices, and an advertisement in the Eastern Daily Press newspaper.

6.61 Neighbour notification letter expiry date: 16 November 2015
Site notice expiry date: 17 November 2015
Press Advert expiry date: 18 November 2015

6.62 At the time of writing this report 3 letters of objection have been received raising the following issues:

- “Smoke from the fire training would severely damage my health more so I would not be able to breathe”
- Smoke will cause health problems
- The facility will use a significant amount of water; there are concerns this may impact on either the prison or local housing estate. Will the facility incorporate a water attenuation tank to enable a more controlled water flow at significant times?

6.63 In addition to the letters received, Scottow Parish Council also oppose the application and make the following comments:

- The siting of the facility is unsuitable for the location as it detracts from local residents’ quality of life due to smoke and dust pollution.
- Any increase in height of the building will make environmental problems worse and cause more distress to residents.

6.64 In response to the representation received, the applicant provides the following comments:

- The Parish Councils’ main concern appears focussed on the height of the training facility. However this matter has already been considered by Committee in approving the scheme and I can confirm that the height requested in the variation is no more than that already agreed and will not increase the overall height of the fire training structure. They also highlight concern regarding smoke distressing nearby residents. However my client has confirmed that the size / number of fires that would be used / burn on the structure, including on the revised third floor will not be increased by this requested amendment.
- These local residents both raise concerns that smoke from fire training would severely damage their health as asthmatics, however I note from the wording of their representations neither suggest the existing training has caused difficulty. I would highlight the techniques to be used by NFRS and proposed pollution control measures and these will provide the necessary safeguards for local residents. NFRS particularly highlight with regard to

smoke emissions that the burning practices in the proposed building will produce a fraction of the smoke already produced at the site. The fire cribs NFRS will be using will be kept to the minimum size possible to give the required effects within the training environment and NFRS only purchase clean timber for fire simulators to help minimise emissions. In particular NFRS highlight that the existing Pollution Control Statement explains the rationale regarding the approach. Section 4.2 highlights

4.2 The key to limiting smoke is based on the control of water. In training scenarios, fire crews make an entry into the facility equipped with a high pressure hose reel and a water branch. The branch is applied for short periods (normally 1 second at a time) to pulse a spray of fine water droplets into the fire gases to control them and ultimately extinguish the fire. Each pulse of spray typically releases 1-2 litres of water. Over use of water is dangerous and results in untenable conditions for the firefighters and can lead to firefighters receiving serious burns

- All water used by the live fire training facility will be from an on-site water holding tank which is not connected to any water main on the site. NFRS fill this themselves using a Service Water Tanker appliance. This tanker is filled from an off-site water main and is then discharged into their tank on site, there is therefore no draw on the on-site water supply.

6.65 There is no evidence to suggest the proposed development would have a severe impact on people's health and breathing conditions due to dust and smoke emissions. Following consultation on the application the Environment Agency do not raise an objection. Whilst a response is yet to be received from North Norfolk District Council Environment Health Department, it is to be noted that no objections were raised when consulted on the application previously approved – the extant permission.

7. Resource Implications

7.1 **Finance:** The development has no financial implications from the Planning Regulatory perspective.

7.2 **Staff:** The development has no staffing implications from the Planning Regulatory perspective.

7.3 **Property:** The development has no property implication from the Planning Regulatory perspective.

7.4 **IT:** The development has no IT implications from the Planning Regulatory perspective.

8. Other Implications

8.1 Human rights

8.2 The requirements of the Human Rights Act 1998 must be considered. Should permission not be granted Human Rights are not likely to apply on behalf of the applicant.

8.3 The human rights of the adjoining residents are engaged under Article 8, the right to respect for private and family life and Article 1 of the First Protocol, the right of

enjoyment of property. A grant of planning permission may infringe those rights but they are qualified rights, that is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance it may also be taken into account that the amenity of local residents could be adequately safeguarded by conditions albeit with the exception of visual amenity. However, in this instance it is not considered that the human rights of adjoining residents would be infringed.

- 8.4 The human rights of the owners of the application site may be engaged under the First Protocol Article 1, that is the right to make use of their land. An approval of planning permission may infringe that right but the right is a qualified right and may be balanced against the need to protect the environment and the amenity of adjoining residents.

8.5 **Equality Impact Assessment (EqIA)**

- 8.6 The Council's planning functions are subject to equality impact assessments, including the process for identifying issues such as building accessibility. None have been identified in this case.

- 8.7 **Legal Implications:** There are no legal implications from the Planning Regulatory perspective.

- 8.8 **Communications:** There are no communication issues from a planning perspective.

- 8.9 **Health and Safety Implications:** There are no health and safety implications from a planning perspective.

- 8.10 **Any other implications:** Officers have considered all the implications which members should be aware of. Apart from those listed in the report (above), there are no other implications to take into account.

9. **Section 17 – Crime and Disorder Act**

- 9.1 It is not considered that the implementation of the proposal would generate any issues of crime and disorder, and there have been no such matters raised during the consideration of the application.

10. **Risk Implications/Assessment**

- 10.1 There are no risk issues from a planning perspective.

11. **Conclusion and Reasons for Grant of Planning Permission**

- 11.1 Under the Health and Safety at Work Act and related legislation NFRS have a statutory duty to train firefighters in realistic conditions. The provision of a multi-level live fire training facility will allow for the delivery of the required training to take place without negatively impacting on neighbouring properties. Thereby enhancing firefighter training and significantly contributing to improved firefighter and community safety.

- 11.2 Although yet to be implemented, there is an extant permission on this site for a live fire training facility, therefore the principle of development has been established. In addition, when operational, this part of the former airbase was used for the training for airbase firefighters.

- 11.3 Subject to the implementation of appropriate conditions, it is considered that the

proposal would not create any adverse impacts and is in accordance with the development plan policies identified and national policy. There are no material considerations that indicate that the application should be refused.

12. Conditions

- 12.1 The development hereby permitted shall commence not later than 23 February 2018.

Reason: Imposed in accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 12.2 The development must be carried out in strict accordance with the application form, plans and documents as submitted.

Reason: For the avoidance of doubt and in the interests of proper planning

- 12.3 In order to minimise the release of contaminated surface water from training activities, training procedures should not deviate from those specified by Norfolk Fire & Rescue Service (held on application reference Y/1/2014/1007).

Reason: In order to prevent pollution to the environment in accordance with Policy EN13 of the North Norfolk District Council Core Strategy (2008).

- 12.4 Prior to the commencement of development hereby permitted, details of the external colour finish to the live fire training facility shall be submitted to and approved in writing by the County Planning Authority. The development shall be completed in accordance with the approved details.

Reason: In order for the County Planning Authority to be satisfied that the materials to be used will be visually appropriate for the approved development and its surroundings, in accordance with Policy EN4 of the North Norfolk District Council Core Strategy (2008).

- 12.5 The live fire training facility and associated works hereby permitted shall be removed and the land reinstated to its former use on or before the expiration of 15 years from the date of this permission.

Reason: The building by virtue of its temporary construction is considered inappropriate for permanent retention, and to ensure there is no permanent harm to the heritage assets in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy EN8 of the North Norfolk District Council Core Strategy (2008) and Section 12 of the NPPF (2012).

- 12.6 Sirens and flashing lights shall not be operated during the use of the live fire training facility hereby permitted.

Reason: To protect the amenities of residential properties and the surrounding area, in accordance with Policy EN13 of North Norfolk District Council Core Strategy (2008).

Recommendation

It is recommended that the Executive Director of Community and Environmental Services be authorised to:

- (i) Grant planning permission subject to the conditions outlined in section 12.
- (ii) Discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.
- (iii) Delegate powers to officers (in discussion with the Chairman and Vice Chairman of the committee) to deal with any non-material amendments to the application that may be submitted.

Background Papers

North Norfolk Core Strategy incorporating Development Control Policies (2008)
[https://www.northnorfolk.org/files/3\) Core Strategy \(incorporating Development Control Policies\) Adopted 2008 \(UPDATED 2012\).pdf](https://www.northnorfolk.org/files/3) Core Strategy (incorporating Development Control Policies) Adopted 2008 (UPDATED 2012).pdf)

The National Planning Policy Framework and technical Guidance (NPPF) (2012)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

DCLG Planning Practice Guidance (2014)
<http://planningguidance.planningportal.gov.uk/blog/guidance/>

Planning (Listed Buildings and Conservation Areas) Act 1990
<http://www.legislation.gov.uk/ukpga/1990/9/contents>

North Norfolk District Council, Conservation Area Appraisal (2010)
http://www.northnorfolk.org/files/RAF_Coltishall_Final.pdf

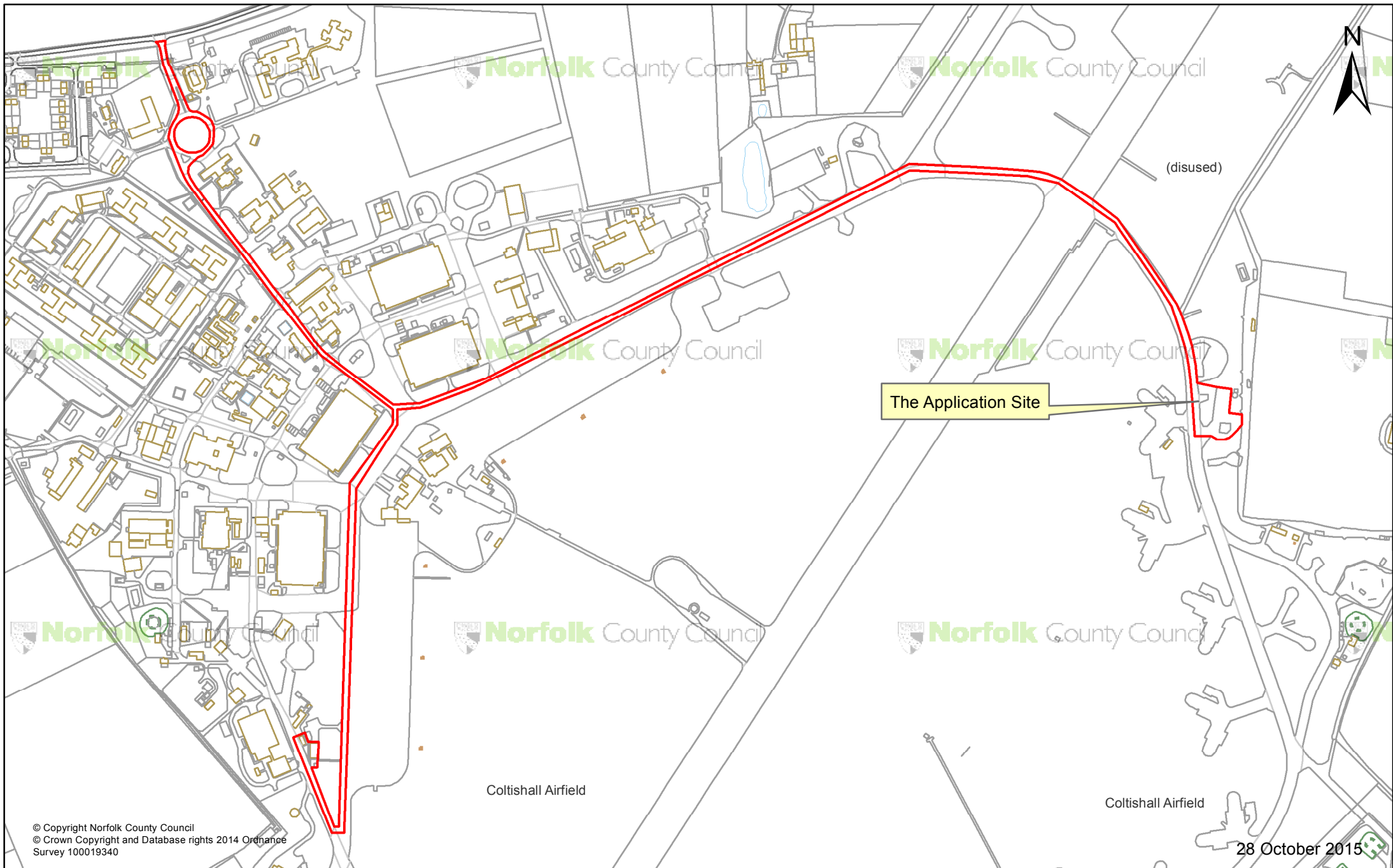
Officer Contact

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If you need this report in large print, audio, Braille, alternative format or in a different language please contact 0344 800 8020 and ask for Angelina Lambert or textphone 0344 800 8011 and we will do our best to help.



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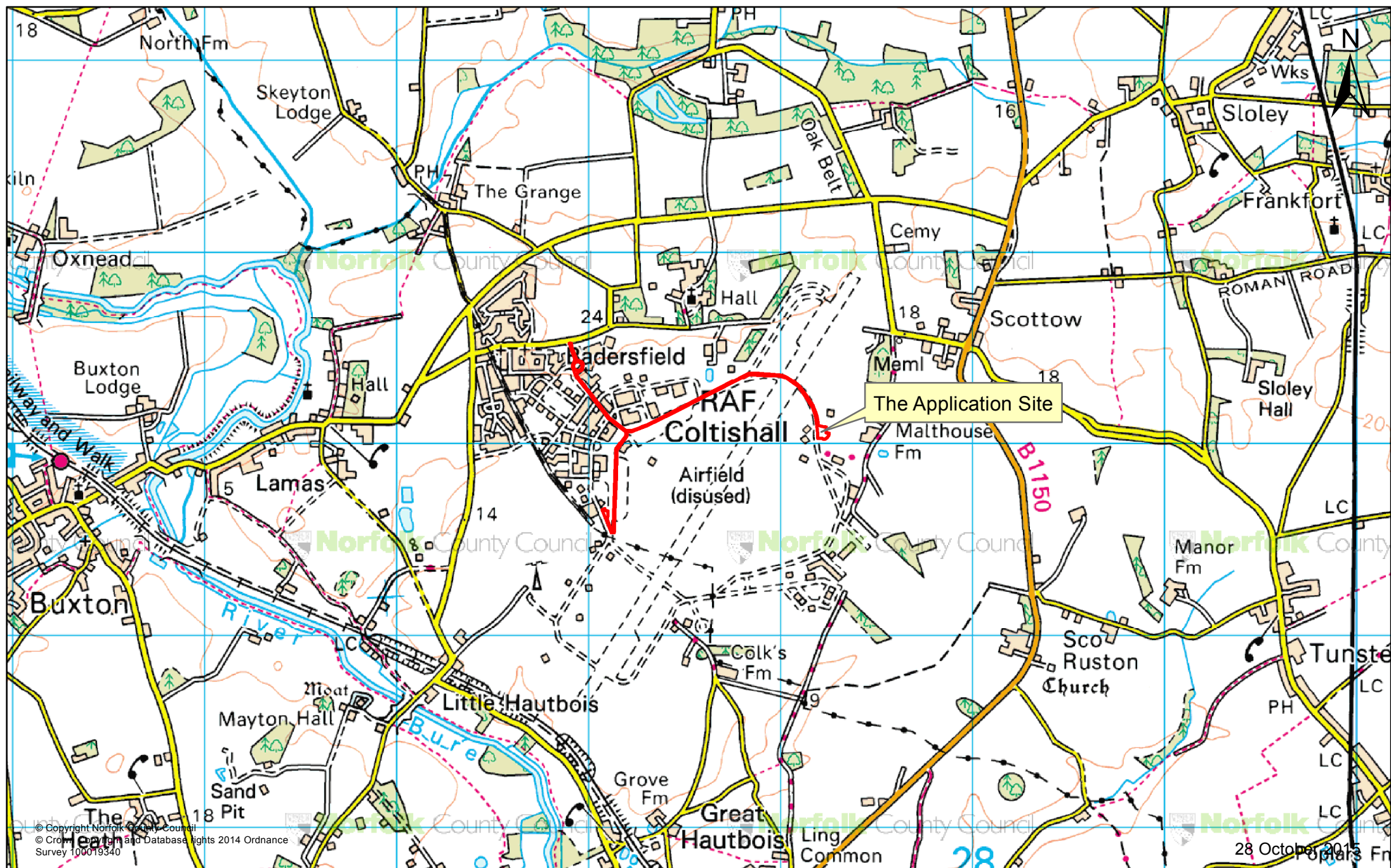
28 October 2015

Y/1/2015/1010
Coltishall

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Norfolk County Council

23 1:6,000



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Norfolk County Council

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Planning (Regulatory) Committee

20 February 2015

Item No 7.

**Development by the County Council Applications Referred to Committee for
Determination North Norfolk District Council:****Y/1/2014/1007 RAF Coltishall Airfield****Erection of live fire training facility, enlargement of existing hard-standing
area and retention of four fire training containers; plus change of use of
Building 440 to provide briefing, mess and rest room facilities and Building
109A for ancillary storage:****Executive Director of Community and Environmental Services**

Report by the Executive Director of Community and Environmental Services

Summary

Planning permission is sought for erection of live fire training facility, enlargement of existing hard-standing area and retention of four fire training containers; plus change of use of Building 440 to provide briefing, mess and rest room facilities and Building 109A for ancillary storage.

The application has generated an objection from Scottow Parish Council and one resident of Scottow. Their concerns relate primarily to the impacts of smoke on residential amenity, the impact on the heritage assets, the scale of the proposed building and the increase in vehicle movement numbers.

The impacts of the proposal have been carefully considered, including the design and visual impact, the impact upon the conservation area & heritage assets, residential amenity, flood risk & surface water drainage, sustainability, ecology, landscape & trees and highways. There are no overriding objections from statutory consultees and the proposed development is considered to be in accordance with the development plan and national planning policy.

The proposal is therefore considered to be acceptable subject to conditions and there are no issues of sufficient weight to justify a refusal.

The application is made on behalf of the Executive Director of Community and Environmental Services; in accordance with the Council's Scheme of Delegation, the application is brought to the Planning (Regulatory) Committee for determination.

Recommendation

It is recommended that the Executive Director of Community and Environmental Services be authorised to subject to:

- (i) Grant planning permission subject to the conditions outlined in section 12 of this report.
- (ii) Discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.
- (iii) Delegate powers to officers (in discussion with the Chairman and Vice Chairman of the committee) to deal with any non-material amendments to the application that may be submitted.

1. The Proposal

- 1.1 Location :
- The application site is located within the former RAF Coltishall (closed in 2006) which is located approximately 12 miles northeast of Norwich and 1½ mile to the north-west of the village of Coltishall and also 12 miles from the coast. The bulk of the base lies within the parish of Scottow. The former base straddles the boundaries of North Norfolk and Broadland District Councils but the application site is entirely within North Norfolk's area. The majority of the base including the application area was designated as a conservation area in 2010.
 - The former base is now owned by Norfolk County Council and consists of a large open airfield with significant number of buildings linked to the former airbase use concentrated in the northern portion of the site (known as the technical area). The application site is situated within the main airfield where there is a long runway and a perimeter track and a number of substantial blast walls in the southern and eastern parts.
- 1.2 The proposal is for :
- The proposal seeks full planning permission for a live fire training facility, plus use of Buildings 440 and 109 for associated ancillary uses including briefing, mess and storage. The training facility is proposed in a location where live fire training took place when the airbase was operational and where a temporary (18 month) planning permission was granted by the County Planning Authority in June 2014 (ref no Y/1/2014/1003) using specially adapted shipping (ISO) containers for fire behaviour training. The structure if approved would be sited on an existing hard-standing area which would be extended by 0.1 ha.
 - Use of the site would be between the hours of 0900 and 1700 with live burns mainly concentrated in the period between approximately 1100 to 1500 hrs. The proposed use is for approximately three or four days per week (plus use one weekend in three). Training will be undertaken in groups of up to 20 fire fighters.

2. Constraints

- 2.1 Conservation Area - The site falls within an adopted Conservation Area having been adopted by North Norfolk Council as a Conservation Area in 2010.

3. Planning History

- 3.1 North Norfolk Council reference PF/14/1334 & Broadland Council reference 2014/1677 – Installation and operation of a ground mounted solar photo voltaic array to generate electricity of up to 50MW capacity comprising photo voltaic panels, inverters, security fencing, cameras and other associated infrastructure. Approved.

Norfolk County Council reference Y/1/2014/1003: Temporary use of land for fire training purposes with the standing of three ISO containers, one demonstrator unit, two modular buildings and facilities.

Norfolk County Council reference C/1/2013/1020: Recycling and restoration of runway areas. Application withdrawn.

Several applications on buildings, hangars and munitions stores within North Norfolk area for storage, general and light industrial use and other purposes.

4. Planning Policy

- 4.1 The National Planning Policy Framework (NPPF) : Achieving Sustainable Development
- 1. Building a strong, competitive economy
 - 7. Requiring good design
 - 11. Conserving and enhancing the natural environment
 - 12. Conserving and enhancing the historic environment

North Norfolk District Council, Core Strategy, Incorporating Development Control Policies (2008)

CT 5 The Transport Impact of New Development
EN 2 Protection and Enhancement of Landscape and Settlement Character
EN 4 Design
EN 6 Sustainable Construction and Energy Efficiency
EN8 Protecting and Enhancing the Historic Environment
EN 9 Biodiversity and Geology
EN 13 Pollution and Hazard Prevention and Minimisation

5. Consultations

- | | | |
|------|--|---|
| 5.1 | North Norfolk District Council: Planning Services and Conservation & Design | : No objection. Subject to conditions relating to the choice of external colour finish. |
| 5.2 | North Norfolk District Council: Environmental Health Officer | : No objection. Subject to a condition in relation to surface water to minimise the release of pollutants. |
| 5.3 | North Norfolk District Council: Environment Agency – Planning and Groundwater & Contaminated Land. | : No objection. Subject to a condition in relation to surface water to minimise the release of pollutants. |
| 5.4 | Highway Authority | : No objection. |
| 5.5 | Norfolk Historic Environment Service & Conservation (NCC) | : No objection. Overall the proposed development will alter the significance of the heritage assets present on the site. However any harm to their significance would be negligible. |
| 5.6 | Ecology (NCC) | : No objections to the application with regard to ecology. Suggest that no vehicles drive across the areas of long grass where skylarks may be nesting between March and August. |
| 5.7 | Scottow Parish Council | : Objection. Pollution from smoke, odour, noise and fallout from burning materials on residents and solar farm. Height of the building, impact on conservation area and increased traffic through Badersfield. |
| 5.8 | English Heritage | : No objection to the proposal in principle but consider that there is harm to the significance of the conservation area and the designated blast walls through development within their setting. |
| 5.9 | Local Flood Authority (NCC) | : No response received at the time of writing this report. |
| 5.10 | County Councillor: Mr Nigel David Dixon (Hoveton & Stalham) | : No response received at the time of writing this report. |
| 5.11 | Local Resident | : Objection. Impact on heritage assets, scale of the proposed building, impact on landscape, inconsistencies in the submission, residential amenity from smoke, with the prevailing wind, noise disturbance, hours of operation, from the existing temporary permission. Impact on property |

values and the materials shown on the elevation drawings.

6. Assessment

6.1 Proposal

- 6.2 The proposal seeks full planning permission for a live fire training facility, plus use of Buildings 440 and 109 for associated ancillary uses including briefing, mess and storage. The training facility is proposed in a location where live fire training took place when the airbase was operational and where a temporary (18 month) planning permission was granted by the County Planning Authority in June 2014 (ref no Y/1/2014/1003) using specially adapted shipping (ISO) containers for fire behaviour training. The structure if approved would be sited on an existing hard-standing area which would be extended by 0.1 ha (1,000 square metres).
- 6.3 Use of the site would be between the hours of 0900 and 1700 with live burns mainly concentrated in the period between approximately 1100 to 1500 hrs. The proposed use is for approximately three or four days per week (plus use one weekend in three). Training will be undertaken in groups of up to 20 fire fighters.

6.4 Site

- 6.5 The application site is located within the former RAF Coltishall (closed in 2006) which is located approximately 12 miles northeast of Norwich and 1½ mile to the north-west of the village of Coltishall and also 12 miles from the coast. The bulk of the base lies within the parish of Scottow. The former base straddles the boundaries of North Norfolk and Broadland District Councils but the application site is entirely within North Norfolk's area. The majority of the base including the application area was designated as a conservation area in 2010.
- 6.6 The former base is now owned by Norfolk County Council and consists of a large open airfield with significant number of buildings linked to the former airbase use concentrated in the northern portion of the site (known as the technical area). The application site is situated within the main airfield where there is a long runway and a perimeter track and a number of substantial blast walls in the southern and eastern parts.

6.7 Principle of development

- 6.8 A basic principle when assessing planning applications is outlined in Section 38(6) of the Town and Country Planning Compulsory Purchase Act 2004 which states:
- “if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”.*
- 6.9 In terms of the development plan, the County Planning Authority considers the relevant documents in relation to this application are the Norfolk Minerals and

Waste Local Development Framework Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2016 (the “NMWDF Core Strategy”), the *District/Borough* Council Core Strategy (2011). Whilst not part of the development plan, policies within the National Planning Policy Framework are also a further material consideration of significant weight.

6.10 Need

6.11 The Agent for the Applicant states in the supporting statement that Norfolk Fire and Rescue Service (NFRS) have a statutory duty under the Health and Safety at Work Act and related legislation to train fire-fighters in realistic conditions. Accepted codes of practices dictate that the realistic training must include fire behavior training in the induction training for fire fighters and then be repeated every three years over their career.

6.12 NFRS states that the training requirement needs to be understood against the backdrop of a significant reduction in structure fires in Norfolk. Fire-fighters and incident commanders (especially on call retained fire-fighters) are no longer frequently exposed to significant fires and the associated experiential learning that assists them to safely apply their training. Although NFRS delivers a comprehensive training program to train fire-fighters in how to wear breathing apparatus in structure fires and command incidents, it is unable to realistically replicate the challenging conditions they may be confronted with in the current training buildings, where they rely on cosmetic smoke and heaters in lieu of live fires. Therefore NFRS require improved training through the provision of a dedicated, multi-level, live fire training structure on a site that will allow fires to be set.

6.13 A temporary (18 month) planning permission was granted in June 2014 (ref no Y/1/2014/1003) using specially adapted shipping (ISO) containers for fire behavior training. This involves the setting of carbonaceous fires (wood) to allow fire-fighters observe how the developing fires behave and learn to extinguish them safely. Whilst this training remains important, this does not offer fire fighters with a range of realistic fire training scenarios. Therefore substantial additional facilities are required.

6.14 Officers have considered the issues raised by NFRS and conclude that there is sufficient need to justify the requirement for the proposed live fire training facility & retention of the four fire training containers and that, that need is in the public benefit. Therefore Norfolk County Council as the County Planning Authority considers that a positive approach to meeting this requirement would be appropriate in this instance. Subject to a full appraisal of all the relevant planning issues.

6.15 Location

6.16 NPPF paragraph 14 is clear that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-

taking. NPPF paragraph 37 specifies that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities. In this instance the requirement for sustainable development needs to be considered in the context of the requirements for a live fire training facility.

- 6.17 The site mainly falls outside the technical area of the base. North Norfolk Core Strategy Policy EC 4 Redundant Defence Establishments states that new build employment generating proposals will be permitted in the areas designated as countryside where there is particular environmental or operational justification. Policy SS 2 Development in the countryside states that in areas designated as countryside development will be limited to that which requires a rural location for amongst other reasons including new-build employment generating proposals where there is particular environmental or operational justification.
- 6.18 NFRS has identified the former RAF Coltishall airbase as a suitable location for a permanent training facility due to its access, hard standing and the fact that when operational the site was used for the training for airbase fire-fighters. They also consider that live fire training with the associated environmental considerations would not be an appropriate activity to be undertaken on a normal commercial site or within or close to the development boundary of a town or village.
- 6.19 NFRS states that they have sought to identify a site in the county which can be used to develop their fire training facility to meet their requirements. They have not provided evidence of any of the alternative sites considered. They have considered alternative locations within the former RAF airbase.
- 6.20 Officers have considered the points raised by NFRS. Whilst the limitations of the site location in sustainability terms are appreciated, Officers conclude that a positive approach to ensuring that there is sufficient facilities to meet the live fire training needs of NFRS in the public interest should be adopted in this instance. The relative remoteness of the proposed facility, the access, the previous use and the small number of neighboring uses make the location acceptable for the use being proposed.
- 6.21 **Design and Visual Impact**
- 6.22 North Norfolk Core Strategy Policy EN 4 (Design) states that all development will be designed to a high quality, reinforcing local distinctiveness and that design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Development proposals will be expected to be suitably designed for the context within which they are set and ensure that the scale and massing of buildings relate sympathetically to the surrounding area.
- 6.23 The former RAF Coltishall airbase (including the airfield and runway) was designated a Conservation Area by North Norfolk District Council in 2010. The Conservation Area Appraisal produced by North Norfolk District Council

separates the airbase into 3 character areas:

- Character Area 1: Married Quarters and Associated Infrastructure
- Character Area 2: Base Administration, Technical and Accommodation Area
- Character Area 3: The Airfield

- 6.24 The new building being proposed and the existing fire training containers to be retained would be/are located in character area 3 the airfield. The Conservation Area Appraisal describes this area as including designated Scheduled Ancient Monument Blast Walls and Spitfire Pens. Other structures of significance include the Control Tower and horse shoe of 4 large aircraft hangars with ancillary engineering workshops and stores. The adjacent character area 2 is described as comprising a mixture of 1940/50s style brick buildings (some of which are camouflaged) and later 1960 and 70s housing which in itself is of little architectural interest but still forms an integrated part of the development of the base and its associated infrastructure.
- 6.25 NFRS state that the appearance of the proposed structure is robust and functional, reflecting both the requirements of the NFRS but also the type and nature of building that is required on the site during its operational life. They also consider that the proposed colour green and grey recessive (exact colour to be controlled by planning condition) for the facility is consistent with the appearance of other buildings on the base.
- 6.26 NFRS state that the layout / siting of the building being proposed i.e. outside the perimeter track has been formulated with reference to the history and development of the base. The siting outside the perimeter track seeks to retain the open nature of the centre of the site (based on advice provided by English Heritage).
- 6.27 The building being proposed would extend to 12 metres at its highest point which is the plant room and rescue shaft. The northern and southern elevations extend to 21 metres and 23.5 metres if you include the external steps on the ground floor which is the widest part of the development. The eastern and west elevations extend to approximately 16.5 metres and this is the widest part of the development in this direction. The first floor is slightly smaller but extends to 15 metres on the northern and southern elevations and 11 metres on the eastern and west elevations. The second floor is 4.5 metres wide on the northern and southern elevations and 12 metres on the eastern and west elevations. The third floor is approximately 5 metres wide in the northern and southern elevations and 3 metres in the eastern and west elevations. Finally the plant room and shaft which extends to 12 metres high is 3 metres by 3 metres. NFRS state that the building is of a type that has a limited life (estimated as 15 years) as such it would not represent a permanent structure in the landscape. The hard-standing being proposed is also of considerable scale 0.1 ha (1,000 square metres).
- 6.28 The internal layout of the building has not been specified because NFRS require the internal layout to be changeable to allow for different scenarios and to avoid

familiarisation for crews.

- 6.29 The proposed building and hard-standing would be of considerable scale but Officers consider the scale is consistent with other buildings and hard-standing areas on the site. The exact choice of colour and materials of the building can be controlled through condition and the rationale behind the siting is acceptable. Therefore in the context of the site the external appearance siting and scale of the development represents an acceptable form of design and meet the key tests of development plan policy EN4 subject to a condition requiring details of the materials and colours of the building to be agreed in writing by the County Planning Authority.
- 6.30 The Applicant is proposing the use of buildings 440 and 109 for associated ancillary uses including briefing, mess and storage. Officers consider that this re-use of existing buildings would not have a detrimental impact on the locality.
- 6.31 **Conservation Area and Heritage Assets**
- 6.32 The site includes a number of locally important buildings, including the control tower and former hangers. The airfield includes two scheduled monuments, designated together as World War II fighter pen, Cold War blast walls and associated remains. There are also a large number of non-designated heritage assets, including runways, control buildings, radar structures, bomb-stores, Pickett-Hamilton forts and various other buildings and features. The non-designated heritage assets include another set of Cold War blast walls and a second partially-surviving WWII fighter dispersal pen. English Heritage considers that the assets at RAF Coltishall therefore comprise of a complex of designated and non-designated heritage assets, which together form a wider historic landscape.
- 6.33 The Conservation Area Appraisal lists demolition of key buildings, vacant buildings and inappropriate new development as key threats to the significance of the conservation area, while noting that the nature of the buildings lend themselves to reuse.
- 6.34 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 6.35 The relevant paragraphs in Chapter 12 of the NPPF which specifically address the need for conserving and enhancing the historic environment are paragraphs 126 – 141. They also allow for “harm” or “loss” to heritage assets arising from development to be justified in certain circumstances.
- 6.36 Paragraph 132 states:
‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 6.37 Paragraph 134 states:
“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against

the public benefits of the proposal, including securing its optimum viable use.”

- 6.38 North Norfolk District Council, core strategy Policy EN8 (Protecting and Enhancing the Historic Environment), supports the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF and requires development to preserve or enhance the character and appearance of the Conservation Area.
- 6.39 Recent case law (Penshurst Judgement) has responded to the approach set out in the NPPF and has clarified when and how it is appropriate to apply the circumstances. The decision makes clear that “special attention,” is a statutory requirement of the Planning (Listed Buildings and Conservation Areas) Act 1990 but that this can be outweighed by material considerations powerful enough to do so. The case emphasises the considerable weight that Planning Authorities and the Planning Inspectorate must apply to the preservation of the settings of listed buildings and conservation areas in planning decisions. As such where harm to the setting of a designated heritage asset even if “less than substantial,” can be shown to occur, the default position should be a refusal by the Local Planning Authority. Therefore where harm to the setting of a designated heritage asset is established it will be necessary to prove that compelling reasons exist to set aside the statutory presumption in favour of refusal.
- 6.40 In response to the consultation English Heritage has not raised an objection to the proposal in principle but consider that there is a less than substantial harm to the significance of the conservation area and the designated blast walls through development within their setting. This is due in their opinion to the development being proposed within the Conservation Area, very close to the scheduled blast walls and of a bulk that will change the open character when seen against the backdrop of the rural landscape. With regards to the blast walls, they are concerned that the bulk of the proposed structure and the tall elements have the potential to challenge the blast walls dominance and change the relationship between the blast walls and the other heritage assets. They consider there to be harm but that this would be less than substantial. They feel it important that the Applicant recognises that the development would cause harm.
- 6.41 The Historic Environment Services Department of Norfolk County Council considers that as a consequence of its design the proposed building is expected to have a minimal physical impact on the heritage assets present on the site, namely the fabric of the former airfield fire training facility. They do consider that the proposed development is likely to alter the setting of the Conservation Area, but conclude that it is located on the site of the disused airfield fire training facility therefore its proposed use as a live fire training facility would be entirely appropriate. Similarly the erection of a temporary steel-framed building continues the tradition of the use of such buildings across the former military installation. They consider that the effect on the Scheduled Monuments as a whole is likely to be minimal because the building will be in keeping with similar structures across the site.
- 6.42 Overall the Historic Environment Services Department concludes that the proposed development will alter the significance of the heritage assets present on the site, but that any harm to their significance would be negligible. In this case they conclude that the public benefits of the proposal are likely to outweigh

harm and they recommend that the planning committee use the test in Paragraph 134 of the NPPF when determining this application.

- 6.43 North Norfolk District Council's Conservation and Design Officer has no comments in response to the consultation.
- 6.44 The Applicant in their Heritage Statement concludes that the installation of the structures proposed by the development would alter the settings of the conservation area and adjacent scheduled monument, but will not harm their significance. Furthermore the Applicant points out that while there would be some affect, it is hard to describe that effect as "harm" as the fire facility is outside of the flying field, on the periphery of the site, and outside the triangle formed by the group of scheduled blast walls and the control tower. They consider that the relationship between dispersals, runway and control towers is not a visual relationship but a 2D horizontal relationship, more notional than actual. Therefore, in their opinion it is difficult to justify how the placement of a building outside of that relationship would harm it.
- 6.45 The recent case law places the onus on the Applicant to demonstrate that sufficiently powerful material considerations exist and are relevant/necessary to justify development. This can include demonstrating that alternative options have been explored then ruled out and that the proposal is in the public interest or that any harm would not be permanent.
- 6.46 In support of the application the Applicant states that they have sought to identify a site in the county which can be used to develop fire training facility to meet their requirements. They conclude that the former airbase meets this requirement. The application site is considered particularly suitable as the proposal would effectively re-introduce fire training into an area where it historically took place when the base was operational.
- 6.47 The Applicant has also considered alternative locations within the former airbase site and concludes that the proposed siting is the most suitable. This is due to the alternative locations potentially preventing a future aviation by being situated directly on the flight path of aircraft or in a more prominent position and would have a more negative affect on the setting.
- 6.48 In support of the application the Applicant has suggested that the proposed structure would have a 15 year life and that it would be reasonable to require the removal of the structure at the end of its "life."
- 6.49 The Applicant also states that the proposal delivers clear public benefits in terms of social and economic benefits which are:
- Economic – Ensuring fire crews and fire fighters are trained to the highest standard in best practice to limit damage to commercial building (and therefore limit economic impact where commercial buildings are affected by fire);
 - Social – Maintaining fire fighters skills to protect residents of the county and limit risk of loss of life or serious injury;
 - Environmental – Re-using a site previously used for training and installing

a structure which will allow fire crews to be trained in scenarios that will best equip them for dealing with incidents, involving heritage assets throughout the county.

- 6.50 Officers note that the Applicant and English Heritage have failed to agree on whether there is harm or not to the Conservation Area and Heritage Assets. Officers also note that Norfolk County Council's Historic Environment Services Department concludes that there would be a negligible harm to the significance.
- 6.51 Having considered all of the information Officers conclude that the development would affect the significance of the heritage assets but that this affect and thus harm would be negligible. As such Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 along with the test in Paragraph 134 of the NPPF should be used by the planning committee when determining this application.
- 6.52 Paragraph 134 of the NPPF requires that the harm a development has to a heritage asset should be weighed against the public benefits of the development. The Applicant has provided details that explain how the training facility would help to ensure fire crews are well trained to deal with any emergency situation. Officers having considered the proposal are satisfied that the Applicant has successfully passed this test and that the development would be the public's best interest.
- 6.53 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. Officers consider that the potential for harm albeit negligible should be weighed against the following material considerations the public benefit of the proposal, the suitability of the site when considered against the suggested alternatives, the historic use of the site for similar activities and the temporary nature of the development i.e. 15 years. In this instance Officers consider that the material considerations are powerful enough to outweigh the statutory requirement for special attention.
- 6.54 Officers therefore conclude that the development is acceptable when considered against the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the chapter 12 of the NPPF and policy EN8 of North Norfolk's Core Strategy. The benefits of the proposed development outweigh the potential for negligible harm subject to the imposition of conditions including the removal of the building after its 15 year life.
- 6.55 **Residential Amenity**
- 6.56 North Norfolk Core Strategy Policy EN 4 (Design) states that development proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. Policy EN 13 (Pollution and Hazard Prevention and Minimisation) states that all development proposals should minimise, and where possible reduce, all emissions and other forms of pollution.
- 6.57 The nearest property Malthouse Farm is 230 metres from the site and Apple Cottage which is 290 metres away. NFRS state that the siting of the proposed for permanent fire training has been identified following a careful assessment of

options on the base. Three potential on site locations were considered with an analysis of their strengths and weaknesses. Although this site is the closest to neighbouring properties it was selected as the preferred.

- 6.58 Officers are satisfied that the proposed development is of sufficient distance from the two nearest properties to not impact on the amenity of the occupants in terms of overlooking, loss of light or noise.
- 6.59 A neighbour and Scottow Parish Council have expressed concern that the proposal would lead to smoke emissions which would impact negatively on their enjoyment of neighbouring properties. NFRS in support of the application state that the fires will be set using either straw bales soaked in water or pallets of clean timber. They consider that there will be a fairly limited impact on the nearest residents. They go on to state that the key to limiting smoke is based on the control of water. In training scenarios, fire crews make an entry into the facility equipped with a high pressure hose reel and a water branch. The branch is applied for short periods (normally 1 second at a time) to pulse a spray of fine water droplets into the fire gases to control them and ultimately extinguish the fire. Each pulse of spray typical releases 1-2 litres of water. Over use of water is dangerous and results in untenable conditions for the fire-fighters and can lead to fire-fighters receiving serious burns.
- 6.60 North Norfolk District Council Environmental Health Officer and the Environment Agency have both been consulted on this application and neither has raised an objection on the impact of smoke emissions. Officers therefore conclude that the development is acceptable as it would not lead to a significantly detrimental effect on the residential amenity of nearby occupiers in accordance with policies EN 4 and EN 13 of North Norfolk's Core Strategy.
- 6.61 **Flood Risk and Surface Water Drainage & Contamination**
- 6.62 According to the Environment Agency's (EA) flood zone maps the application site is situated in flood zone 1, as such a Flood Risk Assessment is not required.
- 6.63 North Norfolk Core Strategy Policy EN 13 (Pollution and Hazard Prevention and Minimisation) states that all development proposals should minimise, and where possible reduce, all emissions and other forms of pollution.
- 6.64 NFRS state that the live fire training facility would be sited in the area of the base historically used for fire training, when the base was in operation by the RAF. The area consists of hard-standing with a concrete 'lip / kerb' (providing in part effective containment) and linked to its former RAF use, the area has interceptors. The interceptor tanks continue to be emptied by tanker as required.
- 6.65 The application requires a 0.1 ha extension to the existing hard- standing area. This will connect to the existing system to ensure that run off is controlled including using interceptors.
- 6.66 NFRS state that the manner in which fires are controlled has evolved over many years. Established practice now is for fire crew practise extinguishing the fires with small diameter hose and branches. Water is applied in the fire training and

this evaporates on application as the fire is extinguished. In the very rare occasion that a poor technique results in excess water being applied, fire-fighters immediately withdraw from the facility and the amount of water discharged would not exceed 10-20 litres. The water is contained within the facility where it evaporates and if water runoff leaves the facility, it would lie on the concrete hard-standing. The water would not normally enter the drains. If it did so, the drains empty into an interceptor.

6.67 The Environment Agency and the Environmental Health Officer for North Norfolk District Council in their consultation responses do not raise an objection regarding Flood Risk or contamination. They both recommend a condition requiring the use of the land to be carried out in accordance with the measures set out in the Pollution Control Statement and that management of any runoff escaping the bund is included in this. Officers therefore conclude that the development is acceptable as it would not lead to any emissions of pollution in accordance with policy EN 13 of North Norfolk's Core Strategy.

6.68 **Sustainability**

6.69 North Norfolk Core Strategy policy EN 6 (Sustainable Construction and Energy Efficiency) seeks the minimisation of resource and energy consumption, whilst the NPPF sets out how development should promote sustainability.

6.70 NFRS quote paragraph 7 (achieving sustainable development) from the NPPF to justify the sustainable credentials of the proposed development. They consider that the development would deliver positive sustainable development benefits in terms of Economic; better trained fire-fighters limiting damage to commercial buildings if fire occurs, Social; better protection for residents and Environmental; re-use of a site previously used for training.

6.71 Given the nature of the proposal sustainability elements are limited. However, the proposal offers significant public benefit in that it offers the Fire Service valuable training resources on a brown field site divorced from sensitive residential receptors and allows them to fulfil their training requirements.

6.72 Taking into account the above, it is considered that the sustainability credentials are sufficient. It is therefore considered that the proposal is appropriate when considered against the requirements of policy EN 6 of North Norfolk's Core Strategy and the NPPF.

6.73 **Biodiversity and Geodiversity**

6.74 North Norfolk Core Strategy Policy EN 9 (Biodiversity and Geology) states that all development proposals should protect the biodiversity value of land and buildings and minimise fragmentation of habitats; maximise opportunities for restoration, enhancement and connection of natural habitats; and incorporate beneficial biodiversity conservation features where appropriate.

6.75 An Interim Ecological Report dated November 2012 prepared by Wild Frontier Ecology has been submitted.

- 6.76 Natural England in their consultation response advises that the proposal is unlikely to affect any statutorily protected sites or landscapes. The County Ecologist raises no objection but suggests that no vehicles drive across the areas of long grass where skylarks may be nesting between March and August.
- 6.77 Officers considered that the proposed development would not cause any adverse effects on the location in terms of ecology/biodiversity. It is therefore considered that the proposal is appropriate when considered against the requirements of policy EN 9 of North Norfolk's Core Strategy and the NPPF.
- 6.78 Appropriate Assessment
The site is not situated within 5 kilometres of any internationally protected sites (Special Protection Area, Special Area of Conservation etc) and therefore, in accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2010, it is considered that the development would not have a significant impact on any protected habitats and accordingly no Appropriate Assessment of the development is required.
- 6.79 **Transport**
- 6.80 The NPPF at paragraph 32 says that development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe.
- 6.81 Access to the site would be via the existing gatehouse entrance onto the base, using the existing internal roads to reach the mess / briefing room (Building 440). NFRS states that access to the site would be promoted from the B1150 to the site via Scottow Road and Hautbois Road through Badersfield village. The Highway Authority has confirmed that this is the most suitable route and that it avoids any need to travel on unsuitable or narrow lanes.
- 6.82 The proposed use is for approximately three or four days per week (plus use one weekend in three). NFRS states that training will be undertaken in groups of up to 20 fire fighters. Staff and fire fighters will arrive by car, in minibus or fire appliance. Mini bus travel will be encouraged but where it is necessary, staff and fire fighters will arrive by car. NFRS also state that car sharing will be promoted to limit traffic to the site and parking on the site. Fire fighters accessing the live fire training facility itself (rather than the briefing / mess facilities) will generally use fire tenders.
- 6.83 The Highway Authority in their consultation response has no highway objection or conditions to impose on the basis that the volume, frequency and nature of traffic is relatively low.
- 6.84 Having regard to the frequency and nature of traffic, Officers conclude the development would not result in severe impact to which the NPPF refers and accordingly the proposal is acceptable in highway terms.
- 6.85 **Landscape & Trees**

- 6.86 North Norfolk Core Strategy Policy EN 2(Protection and Enhancement of Landscape and Settlement Character) states that proposals for development should be informed by, and be sympathetic to, the distinctive character areas identified in the North Norfolk Landscape Character Assessment and features identified in relevant settlement character studies.
- 6.87 NFRS has not provided an appraisal of the development in respect of the landscape character assessment but do acknowledge that the new live fire training structure would be visible in the landscape. They consider that the proposed siting will ensure that it is viewed in relation to boundary planting / trees to the east and this, coupled with the proposed recessive colour, would enable the building to successfully integrate into the former airbase landscape.
- 6.88 The County's Arboricultural and Landscape Officers have no comments to make on the proposal. As such, it is considered that there would be no conflict with policy EN 2 of North Norfolk's Core Strategy.
- 6.89 **Response to the representation received**
- 6.90 The application was advertised by means of neighbour notification letters, site notices and an advertisement in the local newspaper.
- 6.91 There was one letter of objection received from neighbours which covered the following issues:
- Concern that the supporting statement provided with the application contains inconsistencies and ambiguities regarding the distance from heritage assets and scale of the building. In response Officers consider that the information provided is adequate for all stakeholders to understand the development being proposed.
 - Concern at the scale of the proposed building. Covered in the report.
 - Concern relating to the impact on residential amenity in terms of noise (sirens), flashing lights, loud voices, smoke, steam, fallout from burning, coupled with the prevailing wind direction. The Applicant has confirmed that there will be no sirens or flashing lights as part of this development. Officers consider that this can be controlled by condition. The planning system cannot control the volume of people's voices and the development is considered to be a sufficient distance for this not to be a major issue. The issue has not been raised by the Environmental Health Officer. The remaining issues are covered in the report.
 - Impact on the conservation area, the Scheduled Ancient Monuments and the landscape. Covered in the report.
 - Concern at the hours of operation, existing amenity issues, choice of materials of the structure. The hours of operation are not considered excessive. Officers note the points made relating amenity issues associated with the existing temporary training use but have no evidence to suggest there has been problems. Officers note that the elevation drawings show the plant room and rescue shaft in a way that suggests a reduced impact. However there has been a full consideration of the scale of the proposed building.
 - Impact on property values. Not a material planning consideration.

- 6.92 Officers consider that the matters that have arisen as a result of the public consultation period have received full consideration as part of the above assessment. Furthermore it is considered that there are no matters that outweigh the relevant planning considerations.

7.0 Resource Implications

- 7.1 **Finance** : The development has no financial implications from the Planning Regulatory perspective
- 7.2 **Staff** : The development has no staffing implications from the Planning Regulatory perspective
- 7.3 **Property** : The development has no property implication from the Planning Regulatory perspective.
- 7.4 **IT** : The development has no IT implications from the Planning Regulatory perspective.

8. Other Implications

- 8.1 **Legal Implications** : There are no legal implications from the Planning Regulatory perspective.
- 8.3 **Human Rights**
- 8.4 The requirements of the Human Rights Act 1998 must be considered. Should permission not be granted Human Rights are not likely to apply on behalf of the applicant.
- 8.5 The human rights of the adjoining residents are engaged under Article 8, the right to respect for private and family life and Article 1 of the First Protocol, the right of enjoyment of property. A grant of planning permission may infringe those rights but they are qualified rights that is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance it may also be taken into account that the amenity of local residents could be adequately safeguarded by conditions albeit with the exception of visual amenity. However, in this instance it is not considered that the human rights of adjoining residents would be infringed.
- 8.6 The human rights of the owners of the application site may be engaged under the First Protocol Article 1 that is the right to make use of their land. An approval of planning permission may infringe that right but the right is a qualified right and may be balanced against the need to protect the environment and the amenity of adjoining residents.
- 8.7 **Equality Impact Assessment (EqIA)**
- 8.8 The Council's planning functions are subject to equality impact assessments, including the process for identifying issues such as building accessibility. None have been identified in this case.
- 8.9 **Communications** : There are no communication issues from a planning perspective.

- 8.10 **Health and Safety Implications :** There are no health and safety implications from a planning perspective.
- 8.11 **Any other implications:** Officers have considered all the implications which members should be aware of. Apart from those listed in the report (above), there are no other implications to take into account.

9. Section 17 – Crime and Disorder Act

- 9.1 It is not considered that the implementation of the proposal would generate any issues of crime and disorder, and there have been no such matters raised during the consideration of the application.

10 Risk Implications/Assessment

- 10.1 There are no risk issues from a planning perspective.

11. Conclusion and Reasons for Grant of Planning Permission

- 11.1 The proposal for the erection of live fire training facility, enlargement of existing hard-standing area and retention of four fire training containers; plus change of use of Building 440 to provide briefing, mess and rest room facilities and building 109A for ancillary storage is considered acceptable. Whilst in a conservation area, in close proximity to heritage assets and in open the countryside the proposal would provide a much needed fire training facility. The development would allow fire crews to be trained in scenarios that would best equip them for dealing with a wide range of incidents. The development would be granted on a temporary basis and would provide clear social & economic benefits in the public interest and would re-use a site previously used for a similar type of training.
- 11.2 The proposed development accords with the relevant national and local planning policies mentioned above and it is considered that the proposal will not result in a detrimental impact on design, the conservation area & heritage assets, residential amenity, flood risk & surface water drainage, sustainability, ecology, landscape & trees and highways.

12. Conditions

- 12.1 It is recommended that the Director of Environment, Transport and Development be authorised to grant planning permission subject to the following conditions:
1. The development hereby permitted shall commence within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
 2. The development must be carried out in strict accordance with the application form, plans and documents as submitted.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. In order to minimise the release of contaminated surface water from training activities, training procedures should not deviate from those specified by Norfolk Fire & Rescue Service.

Reason: In order to prevent pollution to the environment in accordance with Policy EN 13 Pollution and Hazard Prevention and Minimisation of the North Norfolk Core Strategy.

4. Details of the external colour finish to the live fire training facility shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be completed in accordance with the approved details.

Reason: In order for the Local Planning Authority to be satisfied that the materials to be used will be visually appropriate for the approved development and its surroundings, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

5. The fire training building hereby permitted shall be removed and the land reinstated to its former use on or before the expiration of 15 years from the date of this permission.

Reason: The building by virtue of its temporary construction is considered inappropriate for permanent retention, and to ensure there is no permanent harm to the heritage assets in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, chapter 12 of the NPPF and Core Strategy Policy EN8.

6. Sirens and flashing lights shall not be operated during the use of the training facility hereby permitted.

Reason: To protect the amenities of residential properties and the surrounding area, in accordance with Policy EN 13 of North Norfolk's Core Strategy.

Recommendation

It is recommended that the Executive Director of Community and Environmental Services be authorised to:

- (i) Grant planning permission subject to the conditions outlined in section 12.
- (ii) Discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.
- (iii) Delegate powers to officers (in discussion with the Chairman and Vice Chairman of the committee) to deal with any non-material amendments to the application

that may be submitted.

Background Papers

The National Planning Policy Framework (NPPF) (2012):

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

North Norfolk Council, Adopted Core Strategy Incorporating Development Control Policies Development Plan Document (September 2008):

<http://www.north-norfolk.gov.uk/planning/3481.asp>

Planning (Listed Buildings and Conservation Areas) Act 1990:

<http://www.legislation.gov.uk/ukpga/1990/9/contents>

North Norfolk District Council, Conservation Area Appraisal 2010

http://www.northnorfolk.org/files/RAF_Coltishall_Final.pdf

Penshurst Judgment

http://www.saveforgefield.com/docs/SFF_Judgement.pdf

Officer Contact

If you have any questions about matters contained in this paper please get in touch with:

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If you need this report in large print, audio, Braille, alternative format or in a different language please contact 0344 800 8020 and ask for Neil Campbell or textphone 0344 800 8011 and we will do our best to help.