

AGENDA

NOTE: In the case of non-members, this agenda is for information only

- Committee** - **PLANNING COMMITTEE**
- Date & Time** - MONDAY, 16 DECEMBER, 2013 AT 9.30 am
- Venue** - ANGLIA ROOM, THE CONFERENCE SUITE,
 ELIZABETH HOUSE, DEREHAM

Members of the Committee requiring further information, or with specific questions, are asked to raise these with the appropriate officer at least two working days before the meeting. If the information requested is available, this will be provided, and reported to Committee.

NOTE

Ward Representatives wishing to speak on a particular application are asked to inform the Usher, Mrs H. Burlingham, well in advance and arrive at the meeting by **9.30am** as the items on which the public wish to speak will be taken first in order of the agenda.

<p>IN THE EVENT OF DEFERRED ITEMS APPEARING ON THE AGENDA, WARD REPRESENTATIVES WILL BE NOTIFIED ACCORDINGLY IN ADVANCE.</p>	<p>THE ORDER OF THE MEETING WILL VARY TO ALLOW FOR PUBLIC SPEAKING AND WILL NOT FOLLOW THAT OF THIS AGENDA</p>	<p>PERSONS ATTENDING THE MEETING ARE REQUESTED TO TURN OFF MOBILE PHONES</p>
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VOTING:

If the first vote is lost in considering an application, a new proposal will be requested (eg a vote for approval, if lost, does not automatically mean “refused”). On a tied vote, the Chairman has a casting vote, if he/she wishes to use it. It is necessary for summary reasons for approvals or refusals to be identified in each case.

Member Services
 Elizabeth House, Walpole Loke,
 Dereham Norfolk, NR19 1EE
 Date: Thursday, 5 December 2013

PLANNING POLICY NOTE

THE STRENGTH OF PLANNING POLICY IN DETERMINING PLANNING APPLICATIONS

The Planning process is set up, **IN THE PUBLIC INTEREST**, to protect the public from the unacceptable planning activities of private individuals and development companies. Planning is primarily concerned to deal with issues of land use and the way they affect the environment.

The Council has a DUTY, through the Planning & Compulsory Purchase Act 2004, to prepare **Local Development Documents (DPDs)** to provide a statutory framework for planning decisions. The **Development Plan** for Breckland **currently** consists of a suite of documents. The primary document which sets out the overarching planning strategy for the District and the local planning policies is the Core Strategy and Development Control Policies document. This was adopted by Breckland Council on 17th December 2009 and is the local starting point in the determination of planning applications. Breckland Council has also adopted its Site Specific Policies and Proposals DPD, on 19th January 2012. The document allocates specific areas of land for development and revised settlement boundaries.

Breckland's Plan contains the Council's planning policies, which must be consistent with Government policy which is currently the National Planning Policy Framework (NPPF) and accompanying technical guidance.

The full public scrutiny of the Council's proposals will give the Plan an exceptional weight when dealing with planning applications.

This shift towards a "Plan-led" planning system is a major feature of planning legislation. The Planning & Compulsory Purchase Act 2004, states that ***planning applications should be determined in accordance with the policies of the Plan, unless material considerations which are relevant to planning indicate otherwise.***

The NPPF states that the purpose of the planning system is to achieve sustainable development. The core planning principles contained within the NPPF are summarised as:

- To be genuinely plan led
- To drive and support sustainable economic development
- Seek high quality design
- Conserve and enhance the natural environment
- Encourage the effective use of land
- Conserve heritage assets

Unless there are special reasons to do otherwise, planning permissions "run with the land", and are NOT personal licences.

The factors to be used in determining applications will relate to the effect on the "public at large" and will NOT be those that refer to private interests.

Personal circumstances of applicants "will rarely" be an influencing factor, **and then, only** when the planning issues are "finely balanced".

THEREFORE we will:

- **acknowledge the strength of our policies,**
- **be consistent in the application of our policy, and**
- **if we need to adapt our policy, we should do it through the LDF process.**

Decisions which are finely balanced, and which contradict policy will be recorded in detail, to explain and justify the decision, and the strength of the material planning reasons for doing so.

LOCAL COUNCILS

OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?

We ask local parish and town councils to recognise that comments received are taken into account. Where we disagree with those comments it will be because:

- Districts look to "wider" policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.

PART A
ITEMS OPEN TO THE PUBLIC

	<u>Page(s)</u> <u>herewith</u>
1. <u>MINUTES</u> To confirm the minutes of the meeting held on 25 November 2013.	1 - 12
2. <u>APOLOGIES & SUBSTITUTES</u> To receive apologies for absence.	
3. <u>DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED</u> Members are reminded that under the Code of Conduct they are not to participate and must leave the room, for the whole of an agenda item to which they have a Disclosable Pecuniary Interest. In the interests of transparency, Members may also wish to declare any other interests they have in relation to an agenda item, that support the Nolan principles detailed within the Code of Conduct.	
4. <u>CHAIRMAN'S ANNOUNCEMENTS</u>	
5. <u>REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA</u> To consider any requests from Ward Members, officers or applicants to defer an application included in this agenda, so as to save any unnecessary waiting by members of the public attending for such applications.	
6. <u>URGENT BUSINESS</u> To note whether the Chairman proposes to accept any item as urgent business, pursuant to Section 100(B)(4)(b) of the Local Government Act 1972.	
7. <u>LOCAL DEVELOPMENT FRAMEWORK (STANDING ITEM)</u> To receive an update.	
8. <u>DEFERRED APPLICATIONS</u> To consider applications deferred at previous meetings including some, but not all, of those shown on the attached Schedule of Deferred Applications.	13
a) <u>DEREHAM: Greenfields Road/Wheatcroft Way: 220 Homes with Associated Landscaping and Infrastructure: Applicant: Mr R Green: Reference: 3PL/2011/0898/O</u> Report of the Director of Commissioning.	14 - 22

9. SCHEDULE OF PLANNING APPLICATIONS

23 - 44

To consider the Schedule of Planning Applications:

<u>Item No</u>	<u>Applicant</u>	<u>Parish</u>	<u>Page No</u>
1	Mr Robin Green	Dereham	24
Agenda Item 8a			(14-22)
2	Greatbrisk Limited	Hockering	25-29
3	Mr A Thorne	Shipdham	30-34
4	Mr & Mrs P Burton	Harling	35-39
5	Mr & Mrs D Maclean	Swaffham	40-44

10. APPLICATIONS DETERMINED BY THE DIRECTOR OF COMMISSIONING

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Report of the Director of Commissioning

Members are requested to raise any questions at least two working days before the meeting to allow information to be provided to the Committee.

11. APPEAL DECISIONS (FOR INFORMATION)

APP/F2605/A/13/2199227: THETFORD: 8 Mackenzie Road: Appeal against refusal of planning permission for the erection of a dwelling by Mrs. A Jones: Reference: 3PL/2013/0203/F

Decision: Appeal dismissed

Summary: The Inspector considered that the proposal would have an unacceptably harmful effect on the character and appearance of the area and an unacceptable effect on the living conditions of adjoining residents.

APP/F2605/A/13/2198987: GUIST: Duck Cottage, Malthouse Lane: Appeal against refusal of planning permission for the erection of a 2 bedroom house by Mr. S. Bennett: Reference: 3PL/2012/1180/F

Decision: Appeal allowed subject to conditions in respect of materials, boundary treatment, parking and turning

Summary: The Inspector considered that although visibility from Malthouse Lane across Norwich Road is less than ideal, it is not so defective as to cause the junction to be unsafe to a significant degree. The use of the junction of Malthouse Lane with Norwich Road by occupiers of the proposal would not be unacceptably detrimental to highway safety or lead to an unacceptable deterioration in the efficiency of Norwich Road as a traffic carrier. Malthouse Lane is considered adequate to provide satisfactory access

APP/F2605/A/13/2199359: FOXLEY: Land off Mill Road: Appeal against the refusal of outline planning permission for the erection of a

detached single storey dwelling and double garage by Mr. & Mrs. N. Whybrow: Reference: 3PL/2013/0075/O

Decision: Appeal dismissed

Summary: The Inspector considered that the proposal would not be appropriate to its location as it would cause significant harm to the character and appearance of the area and fails to maintain or enhance the vitality of local communities

APP/F2605/A/13/2199360: FOXLEY: Land off Mill Road: Appeal against the refusal of outline planning permission for the erection of a detached single storey dwelling and double garage by Mr. & Mrs. I. Powley: Reference: 3PL/2013/0076/O

Decision: Appeal dismissed

Summary: The Inspector considered that the proposal would not be appropriate to its location as it would cause significant harm to the character and appearance of the area and fails to maintain or enhance the vitality of local communities