

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Monday, 12 June 2017 at 9.30 am in  
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

**PRESENT**

Mr N.C. Wilkin (Chairman)	Mrs J. Hollis
Mr F.J. Sharpe (Vice-Chairman)	Mr A.P. Joel
Mr R. F. W. Brame	Mr K. Martin
Councillor M. Chapman-Allen	Mr M. J. Nairn
Mr H. E. J. Clarke	Mr P. R. W. Darby (Substitute Member)
Mr P.J. Duigan	

**Also Present**

Mr S.G. Bambridge	Mr P.J. Hewett
Mr W.P. Borrett	Mr J.W. Nunn
Mr P.D. Claussen	Mrs L.S. Turner
Mr J.P. Cowen	Mrs A. M. Webb
Mr P. M. M. Dimoglou	

**In Attendance**

Michael Horn	Solicitor to the Council
Alex Chrusciak	Director of Planning and Building Control (Capita)
Mike Brennan	Head of Development Management
Hugh Coggles	Tree & Countryside Officer
Rebecca Collins	Principal DM Planner/Team Leader (Major Projects) Capita*
Chris Hobson	Principal Planning Officer*
Debi Sherman	Principal DM Planner (Capita)*
James Mann	Planning Policy Officer
Sarah Robertson	Senior Planning Policy Officer*
Cathey Rix	Technical Support Officer*
Julie Britton	Democratic Services Officer

\* Capita for Breckland Council

**53/17 MINUTES (AGENDA ITEM 1)**

The Minutes of the meeting held on 8 May 2017 were agreed as a correct record and signed by the Chairman.

**54/17 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

Apologies for absence were received from Councillors Bowes and Wilkinson. Councillor Darby was in attendance as substitute for Councillor Wilkinson.

**55/17 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED  
(AGENDA ITEM 3)**

All Members had received direct representation in relation to Agenda item 8, Schedule item 1, Mattishall.

Councillor Joel declared an interest in Agenda item 8, Schedule item 3, Shropham, as he knew the applicant.

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**56/17 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

Due to the amount of applications on the agenda, the running order of the meeting was highlighted.

**57/17 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)**

None.

**58/17 URGENT BUSINESS (AGENDA ITEM 6)**

None.

**59/17 DEFERRED APPLICATIONS (AGENDA ITEM 7)**

The Schedule of deferred applications was noted.

(a) Dereham: Crane Fruehauf Site, South Green: Reference: 3PL/2009/0385/O

Consideration was given to the report presented by Rebecca Collins, a Principal Planning Officer (Capita). Further information had been received as set out in the supplementary agenda, the details of which were read aloud.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

No Representations were made in respect of the application.

**DECISION: Members voted unanimously to approve the changes to the Section 106 Agreement, as per the terms set out in the deferred report, and for the wording of conditions to be delegated to Officers.**

(b) Dereham: CC Wells, Greens Road: Reference: 3PL/2016/0956/CU

Consideration was given to the report presented by Rebecca Collins, a Principal Planning Officer (Capita). Further information had been received in as set out in the supplementary agenda, the details of which were read aloud.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Representations were made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

**DECISION: Members voted unanimously for approval as recommended.**

**60/17 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 8)**

**RESOLVED** that the applications be determined as follows:

- a. Item 1: Mattishall: Land south of Dereham Road: Erection of 50

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residential dwellings with associated infrastructure: Applicant: Gladman Developments Ltd: Reference: 3PL/2015/0498/O

All Members had received direct representations.

Consideration was given to the report presented by Chris Hobson, a Principal Planning Officer (Capita). Further information had been received as set out in the supplementary agenda, the details of which were read aloud.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Representations were made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representatives: Councillors Paul Claussen & Pablo Dimoglou

Ward Representative: Councillor Bill Borrett (Elmham & Mattishall Division) in his role as a Norfolk County Councillor

Gladmans Development Ltd John McKenzie

Mattishall Matters: Anna Loake

Mattishall Parish Council: John Rickcliff

Mattishall Neighbourhood Plan Working Group: Richard Stevenson

Objector: John Gogle

**DECISION: Members voted 6 - 4 for deferral**

**That the application be deferred, contrary to the Officer's recommendation of approval.**

**REASONS: to enable a site visit to take place.**

- b. Item 2: Hockham: Scotsgate Farm Cottage, Watton Road: Fell Beech – tree getting too big and overshadowing both this property and Smithy Cottage next door: Applicant: Mr John Trappes Lomax: Reference: TRE/2016/0316/TCA

Consideration was given to the report presented by Hugh Coggles, Tree & Countryside Officer (Capita) in relation to a formal objection to the serving of Tree Preservation Order 2017 No. 1. Further information had been received as set out in the supplementary agenda, the details of which were read aloud.

A representation was made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

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Ward Representative: Councillor Phil Cowen

**DECISION: Members voted unanimously for the confirmation of Tree Preservation Order No. 1 as recommended + 1 abstention.**

- c. Item 3: Shropham: Greenacres, Watton Road: Erection of dwelling with outside studio, store & associated changes to frontage: Applicant: Mr & Mrs Osborne: Reference: 3PL/2017/0165/F

Councillor Joel declared an interest as he was a friend of the applicant and did not vote on the application.

Consideration was given to the report presented by Rebecca Collins, a Principal Planning Officer (Capita).

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Representations were made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative: Councillor Phil Cowen

Parish Council: David Napier (Chairman)

Applicant: Mrs Osborne

Architect: Claire Osborne

Objector: Charles Hawkins on behalf of Geoff Bacon neighbour)

**DECISION: Members voted 8 – 1 for refusal as recommended + 1 abstention.**

- d. Item 4: Shipdham: Red Roofs, King Row: Erection of one bungalow: Applicant: Mr Neil Turner: Reference: 3PL/2017/0379/F

Consideration was given to the report presented by Debi Sherman, a Principal Planning Officer (Capita). Further information had been received as set out in the supplementary agenda, the details of which were read aloud.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Representations were made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representatives: Councillors Lynda Turner & Paul Hewett

Applicant: Emma Turner

**DECISION: Members voted 2 – 8 not to accept the Officer's**

**recommendation of refusal**

**REASONS: on the grounds that it would improve the appearance of the brownfield site and the development would meet the applicant's medical needs.**

**DECISION: Members voted 8 – 2 for approval.**

- e. Item 5: Attleborough: Land adjacent to The Paddocks, Leys Lane: Erection of two storey detached dwelling with garage and parking: Applicant: Mr A L Gaskin: Reference: 3PL/2017/0376/F

Consideration was given to the report presented by Rebecca Collins, a Principal Planning Officer (Capita).

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

An email from Councillor Adrian Stasiak, the Ward Representative, who was in support of the application, was read aloud. No other representations were made in respect of the application.

**DECISION: Members voted unanimously for approval as recommended; subject to the conditions as listed in the report.**

- f. Item 6: Brettenham: Land East of Melton Paddocks: Change of use to equine use and erection of two new yards including dwelling and garage, American barn, straw barn, horse walker to each and access roads: Applicant: Shadwell Estate Company Ltd: Reference: 3PL/2017/0199/F

Consideration was given to the report presented by Chris Hobson, a Principal Planning Officer (Capita). Further information had been received as set out in the supplementary agenda, the details of which were read aloud.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Representations were made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative: William Nunn

Applicant's Agent: Keith Warth

Objectors: Alan Presslee & Peter Wright

**DECISION: Members voted 8 - 2 for deferral, with delegated authority being given to the Director of Planning & Building Control (Capita) to grant planning permission subject to the receipt of satisfactory responses from all outstanding consultees.**

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- g. Item 7: Wretham: Stonebridge Camp, Thetford Road, Stonebridge: Development of Stonebridge Camp including the erection of 27 dwellings (revised scheme) Applicant: Beres Development Ltd: Reference: 3PL/2016/0939/VAR

Consideration was given to the report presented by Chris Hobson, a Principal Planning Officer (Capita). Further information had been received as set out in the supplementary agenda, the details of which were read aloud.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Representations were made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative: Councillor Phil Cowen

Applicant/Developer: Les Beres

**DECISION: that the application be deferred due to the lateness of the revised documents being submitted to the Parish Council for its formal consideration.**

- h. Item 8: Watton: Plaswood Products Ltd, Griston Road: Residential development of 31 units comprising 18 flats, 13 houses, estate road, parking areas and open space: Applicant: Serruys Property Company Ltd: Reference: 3PL/2017/0370/D

Consideration was given to the report presented by Rebecca Collins, a Principal Planning Officer (Capita).

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Mr David Futter

**DECISION: Members voted unanimously for approval as recommended; subject to conditions as listed in the report.**

**61/17 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 9)**

Noted.

**62/17 APPEAL DECISIONS (AGENDA ITEM 10)**

Noted.

**Closing Remarks**

The Chairman informed Members that a further site visit was required on the A47

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near Hockering and this would be tied in with the site visit to Mattishall.

Councillor Marion Chapman-Allen congratulated Rebecca Collins for her excellent presentations.

The meeting closed at 2.20 pm

CHAIRMAN