

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 25 September 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
Councillor C. Bowes	Mr K. Martin
Mr R. F. W. Brame	Mr M. J. Nairn
Mr H. E. J. Clarke	Mr P. S. Wilkinson
Mr P.J. Duigan	Mr W. R. J. Richmond (Substitute Member)

Also Present

Mr S.G. Bambridge (Ward Representative)	Mr J.W. Nunn (Ward Representative)
Mr S. Askew (Ward Representative)	

In Attendance

Michael Horn	Solicitor to the Council
Alex Chrusciak	Director of Planning and Building Control
Chris Hobson	Principal Planning Officer*
Debi Sherman	Principal DM Planner*
Julie Britton	Democratic Services Officer

* Capita for Breckland Council

Action By

97/17 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 29 August 2017 were confirmed as a correct record and signed by the Chairman.

98/17 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

An apology for absence was received from Councillor Marion Chapman-Allen. Councillor William Richmond was in attendance as her substitute.

99/17 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

Members had received direct correspondence from the applicant in relation to Schedule item 7: North Tuddenham: Reference: 3PL/2017/0928/F.

100/17 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman informed Members that this was Chris Hobson's last meeting. Chris had been a very dedicated Planning Officer and would be sadly missed.

101/17 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

Members were informed that there had been a request that item 1 on the Schedule of Applications for Foxley should be deferred as the applicant was not

able to attend the meeting. This was not classed as a material planning reason and as such the request had been dismissed.

102/17 URGENT BUSINESS (AGENDA ITEM 6)

None.

103/17 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

None.

104/17 DEFERRED APPLICATIONS (AGENDA ITEM 8)

The schedule of deferred applications was noted.

Councillor Clarke asked if the Officers had any idea when the Dereham applications were coming back – land west of Etling View and land at Greenfields Road. Chris Hobson, the Principal Planning Officer informed Members that further details had been received in respect of the first application and therefore could be on the Planning Agenda for the October meeting. Alex Chrusciak, the Director of Planning & Building Control advised that Members would be provided with a draft list which highlighted forthcoming items for the next two meetings.

105/17 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

RESOLVED that the applications be determined as follows:

- a) Item 1: Foxley: Old Fakenham Road: Outline application for 18 dwellings with associated gardens, private drives & public open spaces: Applicant: E Howells & Sons: Reference: 3PL/2017/0116/O

Consideration was given to the report presented by Chris Hobson, 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. A letter of representation from Councillor Bill Borrett had also been received urging the Committee to refuse the application:

Ward Representative: Councillor Gordon Bambridge

Agent: Anna Brookman

Parish Council Chairman for Bawdeswell: Bill Cuncliffe

Parish Council Chairman for Foxley: Nicholas Mears

DECISION: Members voted 6 x 5 for refusal as recommended.

- b) Item 2: Swaffham: Stanfield House, Lynn Road: Construction of 9 dwellings: Applicant: Peilamay Properties Ltd: Reference: 3PL/2017/0314/F

Consideration was given to the report presented Debi Sherman, Principal

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Development Management Planner (Capita).

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 this application.

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

- c) Item 3: Bintree: Church Road: Erection of 3 bedroom single storey dwelling with integral ambulant disabled access annex, carport and garage: Applicant: Mr & Mrs Johnson: Reference: 3PL/2017/0695/F

Consideration was given to the report presented by Debi Sherman, Principal Development Management Planner (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 Gordon Bambridge

Agent: David Futter

Applicants: Mr & Mrs Johnson

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

- d) Item 4: Attleborough: Still Waters, Long Street: Erection of a single detached two-storey dwelling and garage: Applicants: Mr & Mrs R Croft: Reference: 3PL/2017/0900/F

Consideration was given to the report presented by Debi Sherman, Principal Development Management Planner (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 Stephen Askew

Agent: Erica Whettingsteel

DECISION: Members voted 10 x 1 for approval contrary to the recommendation; subject to the imposition of conditions relating to:

- Highways
- materials

- tree protection; and
- ecology

Officers to be given delegated authority to agree the above and any additional conditions.

Reasons: the proposal would make a small contribution to the housing land supply and supported Planning Policy CP14

- e) Item 5: North Lopham: 27 The Street: Demolition of two former agricultural barns and replacement with a single storey dwelling: Applicant: Mr M McManus: Reference: 3PL/2017/0909/F

Consideration was given to the report presented by Chris Hobson, 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 &
Chairman of North Lopham Parish Council: Councillor William Nunn

Agent: Erica Whettingsteel

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

- f) Item 6: Old Buckenham: College Barn, Cake Street: Conversion and extension of existing 'hay barn' to form a single storey residential dwelling: Applicant: Mr Stephen Thorley: Reference: 3PL/2017/0927/F

Consideration was given to the report presented by Chris Hobson, 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 Adrian Joel

Applicant: Stephen Thorley

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

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- g) Item 7: North Tuddenham: The Lodge Public House, Main Road: Extension of Public House to create village shop, erection of five terraced dwellings, creation of parking areas, new access and landscaping: Applicant: Norfolk Holdings Ltd: Reference: 3PL/2017/0928/F

Members had received direct correspondence from the applicant.

Consideration was given to the report presented by Debbie Sherman, Principal Development Management Planner (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 Gordon Bambridge

Parish Council Chairman: Jonathon Stapleton

Landlady /supporter: Victoria King

Agent: Erica Whettingsteel

DECISION: Members voted 8 x 3 for approval, contrary to the Officer's recommendation; subject to the imposition of conditions relating to:

- **materials;**
- **Highways conditions;**
- **parking allocation plan;**
- **ecology;**
- **tree protection;**
- **retention of the use as a shop; and**
- **the shop be constructed prior to occupation of the dwellings.**

Officers to be given delegated authority to agree the above and any additional conditions.

Reasons: the proposal would contribute to the Council's Five Year Land Supply and supported Planning Policy CP14.

- h) Item 8: North Lopham: The Gables, 7 The Green: Two new dwellings and detached double garages with use of existing access: Applicant: Mr D Brock: Reference: 3PL/2017/0966/O

Consideration was given to the report presented by Chris Hobson, 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.

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Applicant: Mr Brock (to answer questions only)

DECISION: Members voted unanimously for approval as recommended subject to conditions as listed in the report and to the imposition of the following additional conditions:

- finished floor levels; and
- foul & surface water drainage details.

106/17 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 10)

Noted.

107/17 APPEALS SUMMARY (AGENDA ITEM 11)

Noted.

The meeting closed at 12.05 pm

CHAIRMAN