

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 20 November 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
Councillor M. Chapman-Allen	Mr P S Wilkinson
Mr H. E. J. Clarke	Mr P. R. W. Darby (Substitute Member)
Mr P.J. Duigan	Mr W. R. J. Richmond (Substitute Member)

Also Present

Mr A.C. Stasiak (Ward Representative)	Mr J.P. Cowen (Ward Representative)
Mr S.G. Bambridge	Mrs A. M. Webb (Ward Representative)

In Attendance

Alex Chrusciak	Director of Planning and Building Control*
Debi Sherman	Principal DM Planner*
Michael Horn	Solicitor to the Council
Simon Wood	Business Manager*
Tom Donnelly	Planning Assistant*
Julie Britton	Democratic Services Officer
James Mann	Planning Policy Officer*
Olivia Luckhurst	Technical Support Officer and Usher to the Planning Committee*
Donna Smith	Principal Planning Officer*
Hugh Coggles	Tree & Countryside Officer*

* Capita for Breckland Council

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120/17 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 23 October 2017 were confirmed as a correct record and signed by the Chairman.

121/17 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillors Brame and Nairn.

Substitutes in attendance were Councillors Darby and William Richmond.

**122/17 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED
(AGENDA ITEM 3)**

Please refer to Minute Nos. 130/17 (g) and (i) below.

Councillor Bowes declared an interest in Agenda item 10, Schedule item 2, Shipdham, as she knew the landowner (see Minute No. 130/17(b) below).

123/17 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman was pleased to see Councillor Marion Chapman-Allen in attendance and welcomed her to the meeting. He also welcomed Donna Smith, a

new Principal Planning Officer to her first Planning Committee meeting at Breckland Council.

**124/17 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA
(AGENDA ITEM 5)**

Agenda Item 7(a) – Deferred Applications:

(Dereham) had been withdrawn from the Agenda (as previously notified, see page 96 of the supplementary agenda) at the request of the applicant.

Agenda Item 10 – Schedule of Applications:

Schedule Item 8 (Great Ellingham) had also been withdrawn from the Agenda (as previously notified, see page 206 of the supplementary agenda) at the request of the applicant.

Councillor Clarke asked if applicants had to submit a new/fresh application if withdrawn. Members were informed that this was not the case. Referring to the Dereham application it was noted that the applicant, Taylor Wimpey Strategic Land, had been waiting for updated information from the lead Flood Authority; this had not been forthcoming and was the reason for withdrawal.

125/17 URGENT BUSINESS (AGENDA ITEM 6)

None.

126/17 DEFERRED APPLICATIONS (AGENDA ITEM 7)

The Schedule of Deferred Applications was noted.

- (a) Proposed Residential Development - Land West of Etling View, Dereham:
Reference 3PL/2015/1045/O

See Minute No. 124/17 above.

127/17 VARIATION OF CONDITIONS: WEST FARM, HOCKHAM:
3PL/2017/1092/VAR

Consideration was given to the report presented by Tom Donnelly, Planning Assistant (Capita).

This application had been deferred at the Planning Committee meeting on 23 October 2017 for further information on the site history.

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:

Ward Representative/Objector:

Councillor Philip Cowen

DECISION: Members voted 9 – 2 for approval as recommended; subject to the conditions as listed in the report.

128/17 TREE PRESERVATION ORDER (TPO) REPORTS (AGENDA ITEM 8)

(a) Land West of Etling View

RESOLVED that the objection to the inclusion of T7 within the Tree Preservation Order 2017 No. 6 be determined as follows:

Dereham: Land West of Etling View: Remove T7 from Tree Preservation Order 2017 No. 6: Applicant: Taylor Wimpey: Reference TPO 2017 No. 6 unconfirmed

Consideration was given to the report presented by Hugh Coggles, Tree & Countryside Officer (Capita).

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

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

Ward Representative:	Councillor Alison Webb
Dereham Town Council:	Tony Needham
Objector:	Paul Walmsley

DECISION: Members voted unanimously to confirm T7 within the Tree Preservation Order No. 6 with no variation as recommended.

(b) North Pickenham Road, Necton

RESOLVED that the objection to the serving of Tree Preservation Order 2017 No. 8 be determined as follows:

Necton: North Pickenham Road: Allow TPO to lapse: Applicant: Mrs Knights & Mr Reid: Reference TPO 2017 No. 8

Consideration was given to the report presented by Hugh Coggles, Tree & Countryside Officer (Capita).

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

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

Objector:	John Reid
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DECISION: Members voted 9 x 2 to confirm Tree Preservation Order 2017 No. 8 with modification as recommended.

129/17 BROWNFIELD LAND REGISTER (AGENDA ITEM 9)

James Mann, the Planning Policy Officer (Capita) presented the report, the purpose of which was to advise Members on sites proposed through the Brownfield Land Register.

Part 1 of the Register identified brownfield land within the District that was larger

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than 0.25ha or capable of delivering 5 or more dwellings and was classed as **suitable, available and achievable**. Sites could also be placed on Part 2 of the Register where the criteria set out in Part 1 had been met and the local authority decided to allocate the land for residential led development. Following a requisite consultation period, sites on part 2 of the Register would then be granted planning in principle (PIP).

Members then considered and agreed the recommendations for each site as listed in the report.

RESOLVED that:

1. the Brownfield Land Register be placed on the Council's website;
2. the individual recommendations regarding each of the sites on the Brownfield Land Register be approved;
3. Delegated powers be given to the Strategic Planning Manager to amend/remove sites on the Brownfield Register where they no longer meet the criteria as set out in the regulations; and
4. the Brownfield Land Register be included in the Monitoring Report in future.

130/17 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)

RESOLVED that the applications be determined as follows:

- a) Item 1: Fransham: Homestead, Main Road: Closure of existing access to Homestead, erection of 4 dwellings and new access. Remove hedge and erect 1.8m brick wall: Applicant: Mr Christopher Shuart: Reference: 3PL/2017/0749/F

Consideration was given to the report presented by Donna Smith, 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: Gareth Watts

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

- b) Item 2: Shipdham: D D Dodd and Sons, Chapel Street: Reserved Matters for the erection of 90 dwellings pursuant to outline planning permission 3PL/2013/0095/O: Applicant: SH1 Consortium: Reference: 3PL/2017/0757/D

Consideration was given to the report presented by Debi Sherman, Principal Development Manager (Capita).

Members considered the matter and fully explored the details of the

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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: Erica Whettingsteel

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

Councillor Bowes abstained from voting on this application as she was friends with one of the landowners.

- c) Item 3: Little Ellingham: Duck Farm, Wood Lane: Demolition of redundant duck rearing building and erection of 2 new rearing units and associated office and workshop: Applicant: Gressingham Foods: Reference: 3PL/2017/0791/F

Consideration was given to the report presented by Donna Smith, Principal Planning Officer (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 the application.

DECISION: Members voted unanimously for approval as recommended; subject to the conditions as listed in the report and subject to additional conditions requiring a lighting scheme and controls over hours of use of lighting.

- d) Item 4: Fransham: Land off Station Road: Erection of 4 no. dwellings with associated garages with all matters reserved bar access: Applicant: Mrs Lake: Reference: 3PL/2017/0902/O

Consideration was given to the report presented by Donna Smith, 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: Gareth Watts

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

- e) Item 5: Hockham: Land north of Great Hockham Primary School: Erection of 4 No. detached dwellings with associated garaging: Applicant: Mr T mason and Mrs M E Powles: Reference: 3PL/2017/0903/O

Consideration was given to the report presented by Donna Smith, Principal Planning Officer (Capita).

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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 Stasiak
Applicant's Agent	Mr Philip Cowen
Parish Council	Mr Calvin Thomas

DECISION: Members voted 2 x 9 not to accept the Officer's recommendation of refusal.

REASON(S): on the grounds that the application was considered to be sustainable development and would be a suitable addition to the Council's five year land supply; and was in accordance with Policy CP14.

DECISION: Members voted 9 x 2 for approval.

The application was approved subject to the following conditions:

- **Highways**
- **visibility splays**
- **turning area**
- **parking**
- **footpath from site to existing school**
- **unexpected contamination**
- **landscaping including replacement tree planting**
- **outline time limit**

- f) Item 6: North Lopham: Development site rear of 29 and 31 Kings Head Lane: Erection of 2 No. one and a half storey dwellings with associated parking and amenity areas: Applicant: Mr T H Atkins:: Reference: 3PL/2017/0943/F

Consideration was given to the report presented by Simon Wood, Business Manager (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:

Objector	Mr Jeffrey White
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DECISION: Members voted 8 x 3 for approval as recommended; subject to:

- 1. the conditions as listed in the report;**

2. an additional condition requiring foul drainage details to be submitted and approved by the Local Planning Authority prior to commencement of work on site; and

3. delegated authority being granted to resolve issues relating to a discrepancy between the site area shown on the block plan and location plan.

- g) Item 7: Yaxham: The Old Post Office, Norwich Road: Residential access from Norwich Road, Clint Green, Yaxham with associated turning area: Applicant: Housing Ladder (Breckland) Ltd: reference: 3PL/2017/1000/F

Consideration was given to the report presented by Simon Wood, Business Manager (Capita).

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

Members had received direct correspondence in relation to this application. A late representation had also been received (see supplementary agenda on page 205)

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

Parish Council	Mr Lowings
Applicant's Agent	Mr Graham Smith
Objector	Mrs Cook

DECISION: Members voted 10 x 1 for approval as recommended subject to the conditions as listed in the report.

- h) Item 8: Great Ellingham: Alder Carr House, Attleborough Road: 3 new dwellings and re-roof outbuilding: Applicant: Arpels Developments Ltd: Reference: 3PL/2017/1055/O

This application had been withdrawn at the request of the applicant.

- i) Item 9: Rocklands: Land at Mill Lane, Rockland All Saints: Single storey dwelling: Applicant: Mr Adrien Annison: Reference: 3PL/2017/1225/F

Consideration was given to the report presented by Simon Wood, Business Manager (Capita).

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

Members had received correspondence in relation to this application. A late representation had also been received from Rocklands Parish Council (see supplementary agenda on pages 206 to 209). Photographs of the bridleway had also been received from an objector to the application.

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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's Agent	Mr Neil Langley
Parish Council	Mr David Howie
Representative behalf	Mr Michael MacArthur (on of residents)

DECISION: Members voted 9 x 2 for refusal as recommended.

- j) Item 10: Carbrooke: Land at Meadow Lane: Two new residential dwellings: Applicant: Mr & Mrs Chapman: Reference: 3PL/2017/1248/F

Consideration was given to the report presented by Simon Wood, Business Manager (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:

Applicant's Agent	Mr Henry Isotta-Day
Applicant	Mr Chapman
Objector	Mr Nathan Devieu

DECISION: Members voted 10 x 1 for approval as recommended; subject to the conditions as listed in the report.

131/17 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 11)

Noted.

132/17 APPEALS DECISIONS (AGENDA ITEM 12)

Noted.

133/17 LOCAL PLAN UPDATE (ADDITIONAL ITEM)

It was noted that the Annual Monitoring Report was on the Forward Plan for a future Cabinet meeting.

The Vice-Chairman, Councillor Sharpe asked if the Local Plan had been submitted to the Planning Inspectorate. Members were informed that once the Planning Policy Team had concluded the minor amendments, the document would be submitted at the end of November 2017.

Councillor Joel asked when the Attleborough Strategic Urban Extension (SUE)

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would take place. The Business Manager (Capita), Simon Wood advised that consultation responses had been received and discussions were being had with the applicant and the agent to address any issues. Ward Members would be kept informed of when the meeting was likely to take place which would be held in Attleborough.

The meeting closed at 2.25 pm

CHAIRMAN