

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 29 October 2018 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Mr N.C. Wilkin (Chairman)	Mr P.J. Duigan
Mr W. R. J. Richmond (Vice-Chairman)	Mrs J. Hollis
Councillor C. Bowes	Mr A.P. Joel
Mr R. F. W. Brame	Mr K. Martin
Councillor M. Chapman-Allen	Mr F.J. Sharpe
Mr H. E. J. Clarke	Mr P. S. Wilkinson

Also Present

Mr P. R. W. Darby	(Substitute Member)
Mr T. J. Ashby	(Ward Representative)
Mr P.D. Claussen	(Ward Representative)
Mr J.P. Cowen	(Ward Representative)
Mr P. M. M. Dimoglou	(Ward Representative)
Mr J.W. Nunn	(Ward Representative)
Mr S.G. Bambridge	
P. R. W. Darby	

In Attendance

Jon Berry	Head of Development Management
Tom Donnelly	Development Management Assistant
Carl Griffiths	Principal DM Planner
Michael Horn	Solicitor to the Council
Fiona Hunter	Principal Development Management Planner
Naomi Minto	Development Management Planner
Mark Simmonds	Principal DM Planner
Debi Sherman	Principal DM Planner
Natalie Wicks	Planning Assistant
Teresa Smith	Democratic Services Team Leader

121/18 MINUTES

- 1) Brettenham: Land East of Arlington Way and West of A1088: Reference: 3PL/2017/0578/O (118/18(i))

The Objector should read: Robert Bick, not Bic.

- 2) Subject to the above amendment, the Minutes of the meeting held on 1 October 2018 were confirmed as a correct record and signed by the Chairman.

122/18 APOLOGIES & SUBSTITUTES

None.

Action By

123/18 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED

CASTON: Land adjacent to Caston Primary School, The Street, Caston:
Reference: 3PL/2017/1267/O

Councillor Brame declared an interest in this application due to knowing the objectors, and therefore would abstain from voting on this matter.

124/18 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed Members that this would be the last planning meeting Debi Sherman, Principal DM Planner would attend as she was leaving Capita. The Chairman gave his thanks on behalf of the Committee for her hard work and guidance.

125/18 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA

None.

126/18 URGENT BUSINESS

None.

127/18 LOCAL PLAN UPDATE (STANDING ITEM)

Members were informed that following the recent Local Plan hearings, the Planning Inspector had proposed some modifications that were under consideration by the Council.

128/18 DEFERRED APPLICATIONS

- a) Caston: Land adjacent to Caston Primary School, The Street: Reference:
3PL/2017/1267/O

The Chairman said matters had arisen which resulted in the Vice-Chairman to lead on this item only.

The Vice-Chairman took the seat, and the Chairman left the room.

The application had been deferred at the Planning Committee meeting on 12 February 2018 to enable further investigations to take place with the Environment Agency in relation to the impact that the floodplain compensation scheme would have on the drainage system as it operates at present and once the development had been implemented if approved.

Consideration was given to the report presented by Debi Sherman, Principal Development Management Planner.

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 Philip Cowen (against the application)

Applicant's Agent: Ian Reilly (Lanpro)

Action By

Parish Council: David Blincow (Chairman of Caston Parish Council)

Objector: Steve Farnborough

DECISION: Members voted 5 x 4 for approval as recommended subject to:

- 1) The Diocese approving the car park and the car park therefore being included in the development;**
- 2) Conditions as listed in the report; and**
- 3) The reserved matters application coming before Planning Committee for determination.**

b) Garvestone: Windyridge, Reymerston Road: Reference: 3PL/2018/0575/O

The application had been deferred at the Planning Committee of the 30 July 2018 as Members requested the applicant provide a Tree Survey and Ecological Survey before making a decision on the application.

Consideration was given to the report presented by Mark Simmonds, Principal Development Management Planner.

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 Paul Claussen (in support)

Ward Representative: Councillor Pablo Dimoglou (in support)

Applicant: Neil Hart

DECISION: Members unanimously voted not to accept the Officer's recommendation of refusal.

REASON(s) on grounds that the proposal was in a sustainable location, and would contribute to the Council's housing supply.

DECISION Members voted unanimously to approve the application.

c) Shipdham: The Cricket Players, Old Post Office Street: Reference: 3PL/2017/0864/F

The application had been deferred at the Planning Committee Meeting on Monday 3rd September where Members voted unanimously to defer making a decision in order to seek clarification on the exact details for the access arrangements of the scheme.

Consideration was given to the report presented by Jon Berry, Interim Director of Planning and Building Control.

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:

Action By

Agent: David Futter (David Futter Associates Ltd)

Objector: Colleen Langham

DECISION: Members voted unanimously for approval as recommended subject to;

- 1) **Delegated authority being granted to the Executive Director of Place to agree all archaeological issues after the Council had heard back on its consultation, and subject to his absolute assurance that the objection that has been raised concerning access via Old Post Office Street will be dealt with within the submitted plans;**
- 2) **Conditions as listed in the report.**

129/18 SCHEDULE OF PLANNING APPLICATIONS

- a) Attleborough: Land north-west of Chapel Road School, 50 Chapel Road:
Reference: 3PL/2018/0982/VAR

The proposal sought a variation to a condition given on the planning permission 3PL/2017/0342/F, re-positioning plots 9 and 10 to create a larger easement to the Anglian Water pipeline. In addition, plots 7 and 8 would be moved 0.3m north-west to correct an overlap with plot 6.

Consideration was given to the report presented by Fiona Hunter, Principal Development Management Planner.

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 conditions as listed within the report.

- b) Attleborough: Land adjacent to junction of Hillsend Lane/London Road:
Reference: 3PL/2018/0552/F

The proposal sought planning permission for the demolition of the existing motor retail facility and the construction of seven dwellings comprising of four semi-detached and three-detached, as well as access and parking.

Consideration was given to the report presented by Carl Griffiths, Principal Planner.

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: David Jewell

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

Action By

c) Attleborough: Land North of Norwich Road: Reference: 3PL/2017/1615/D

Reserved matters approval was sought to develop the land North of Norwich Road to provide up to 327 dwellings and associated works including associated attenuation areas, open space and infrastructure works.

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

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

Councillor Joel raised concern that NHS England did not respond.

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 Tristan Ashby

Objector: Glyn Morgan

DECISION: Members voted unanimously for approval as recommended, subject to;

- 1) **Delegated authority being granted to the Executive Director of Place to issue the planning permission once the final Highways consultation comments had been received;**
- 2) **Delegated authority being granted to the Executive Director of Place to agree the positioning of the MUGA;**
- 3) **conditions as listed within the report.**

d) Beetley: Hall Farm Barn, Fakenham Road East Bilney: Reference: 3PL/2018/0614/O

The application sought outline permission for construction of a single dwelling with details of access and all other matters reserved, on land to the North of Hall Farm Barn.

Consideration was given to the report presented by Naomi Minto, Development Management Planner

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:

Agent: Anthony Pettifer (Icon Consulting)

Parish Council: Mr Leigh (Clerk to Beetley Parish Council)

Objector: Chantal Dereepere

Objector: Peter Roberson

DECISION: Members voted 8 x 3 for approval as recommended, subject to the conditions as listed within the report.

Action By

e) Carbrooke: Former RAF Watton, Norwich Road, Carbrooke & Griston:
Reference: 3PL/2018/0910/VAR

The application sought to vary Condition 2 to 3PL/2016/1352/VAR revising the layout and house types to plots 15 – 26.

Consideration was given to the report presented by Fiona Hunter Principal Development Management Planner.

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: Chris Webber (Barrett Homes)

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

f) Foxley: Development Site Off The Street: Reference: 3PL/2018/0931/F

The application considered amendments to the previously approved planning permission given to the site (ref: 3PL/2017/1437/F).

Consideration was given to the report presented by Carl Griffith Principal Development Management Planner.

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:

Agent: David Futter (David Futter Associates Ltd)

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

g) Garvestone: Land at Park Lane/Hingham Road, Reymerston : Reference:
3PL/2018/0753/F

The application had been called into Committee at the request of the Ward Representative.

It was a revised application following refusal of permission which was also dismissed on Appeal for four detached single storey dwellings at the site. Permission was now sought for the erection of two single storey dwellings on land to the north of the former Reymerston Golf Club.

Consideration was given to the report presented by Naomi Minto Development Management Planner.

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

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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 Paul Claussen

Agent: Erica Whettingsteel (EJW Planning Limited)

DECISION: Members voted 3 x 8 not to accept the Officers recommendation of refusal.

REASONS: Members considered that the change from 4 to 2 dwellings altered the planning balance, especially from an ecological point of view. They concluded that it was a sustainable development and it would make a small contribution to the five year housing supply.

DECISION: Members voted 8 x 3 to approve the application

h) Griston: Former RAF Watton Technical Site, Norwich Road, Griston and Carbrooke: Reference: 3PL/2018/0939/VAR

The application proposed variations to conditions of grant of consent (3PL/2017/1094/VAR) to revise the layout and plot mix to swap two x 2-Bedroom units with two x 3-bedroom units.

Consideration was given to the report presented by Fiona Hunter Development Management Planner.

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.

i) Hockering: Land to the North of Heath Cottage, 24 Heath Road: Reference: 3PL/2018/0383/F

The application sought full planning permission for a two-storey dwelling, garage and wind turbine at land to the east of Heath Road, Hockering. The applicant is a Breckland District Councillor who was not present for this item.

Consideration was given to the report presented by Fiona Hunter, Principal Development Management Planner.

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:

Agent: Anthony Pettifer (Icon Consulting)

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

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j) Kenninghall: Old Chapel East Church Street: Reference: 3PL/2018/0685/HOU

Permission was sought for a two-storey extension including a linked element as well as a porch.

Consideration was given to the report presented by Tom Donnelly, Development Management Assistant.

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 William Nunn (supporting)

Applicant: Mr J Gooderham

DECISION: Members voted 10 x 1 to reject the Officers' recommendation of refusal.

REASON: The proposed extensions by virtue of their overall size, scale and design would not result in a disproportionate addition to the original dwelling, they would be in keeping and in character with its appearance and simplistic form and they would preserve the character of the Conservation Area.

DECISION: Members voted 1 x 10 to approve the application.

h) Swaffham: Swans Nest Site, Land East of Brandon Road: Reference: 3PL/2017/1351/F

The application for Members to consider two matters namely changes to the S106 obligation requirements; and information submitted to address conditions that were currently proposed as pre-commencement.

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

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 to this application

DECISION: Members voted unanimously for approval as recommended, subject to;

- 1) Delegated authority being granted to the Executive Director of Place to issue the planning permission following receipt of all consultation responses;**
- 2) conditions as listed within the report.**

i) Thetford: Tanner House, Tanner Street: Reference: 3OB/2018/0009/OB

The application sought to remove the requirement for affordable housing provision as the development was less than 10 units and less than 1000sqm. The

Action By

original scheme was considered at a time when the Adopted Core Strategy Policy DC4 applied. However, National Policy on planning obligations had been amended since the planning permission had been granted both in 2014 as set out in the Ministerial Statement on affordable housing and in early 2018 with the revised NPPF.

Consideration was given to the report presented by Carl Griffiths, Principal Development Management Planner

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 to this application

DECISION: Members voted 10 x 1 for approval as recommended.

130/18 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE

Noted.

131/18 APPEALS SUMMARY (FOR INFORMATION)

Noted.

The meeting closed at 2.20pm

CHAIRMAN