

AGENDA

NOTE

WARD REPRESENTATIVES WISHING TO SPEAK ON A PARTICULAR APPLICATION ARE ASKED TO INFORM THE PLANNING USHER WELL IN ADVANCE OF THE MEETING AND TO ARRIVE AT THE MEETING BY 9.30AM

- Committee** - **PLANNING COMMITTEE**
- Date & Time** - TUESDAY, 28TH MAY, 2019 AT 9.30 am
- Venue** - ANGLIA ROOM, THE CONFERENCE SUITE,
ELIZABETH HOUSE, DEREHAM

THE ORDER OF THE MEETING WILL VARY TO ALLOW FOR PUBLIC SPEAKING AND WILL NOT FOLLOW THAT OF THIS AGENDA

AS PART OF THE COUNCIL'S INCREASED USE OF NEW TECHNOLOGY AND PAPERLESS WORKING, NO PAPER COPIES WILL BE AVAILABLE AT THE MEETING

THIS MEETING WILL BE RECORDED BY THE COUNCIL

Mobile phones and other equipment may also be used to audio record, film, tweet or blog from this meeting by an individual Council Member or a member of the public. No part of the meeting room is exempt from public filming etc unless the meeting resolves to go into private session. However, the use of images or recordings arising from this is not under the Council's control. Please only audio record, film, tweet or blog the representative(s) of the application you are interested in and only do so if you have that person's permission. NB: The use of images or recordings arising from this is not under the Council's control.

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.

Democratic Services
Elizabeth House, Walpole Loke,
Dereham Norfolk, NR19 1EE
Date: Friday, 17 May 2019

Please ask for Julie Britton: Telephone (01362) 656343
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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

Page(s)
herewith

1. MINUTES

a) 15 March 2019 (for info)

To note:

Confirmed Minutes of the Planning Committee meeting held on 15 March 2019.

Mr Tim Betts from Great Ellingham Parish Council submitted comments following the publication of the Minutes that had been approved by the Planning Committee on 8 April 2019.

On page 48/52 of the agenda pack, the Parish Council raised concern about the effect the Link Road could have upon Wroo Road; Long Street, Chequers Lane and the 'infamous' staggered junction next to the Great Ellingham village school, with which Members were very familiar. Despite this representation, Transport Planning Associates either ignored it or were not asked to consider it in their various transport assessments. There was a grave danger that drivers, heading toward Dereham; Watton; Fakenham; Swaffham; etc., would choose to take the shorter route through Great Ellingham via Wroo Road; Long Street & Chequers Lane, rather than the more appropriate A11/B1077 route. This issue pertains to all vehicles but especially to HGVs. No manner of signage to prevent this would work as this had already been proved, as the village often have HGVs ploughing along this route despite a 7.5Tonne restriction being in place. A physical prevention method must be used. Mr Betts asked the Committee to instruct officers to engage with NCC Highways to identify measures that would prevent any 'through traffic' from taking the Wroo Road; Long Street; Chequers Lane route.

NB: These amendments were approved at the Full Council meeting on 16 May 2019.

b) 8 April 2019

To confirm the Minutes of the meeting held on 8 April 2019.

8 - 22

2. APOLOGIES & SUBSTITUTES

To receive apologies for absence.

3. DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED

The duties to register, disclose and not to participate for the entire consideration of the matter, in respect of any matter in which a Member has a disclosable pecuniary interest are set out in Chapter 7 of the Localism Act 2011. Members are also required to withdraw from the meeting room as stated in the Standing Orders of this Council.

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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 PLAN UPDATE (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.	23
a) <u>Beeston: Syers Lane: Reference: 3PL/2018/1338/O</u> This application was deferred at the Planning Committee on 8 th April 2019, pending statutory consultee comments from the Local Highway Authority and the Tree and Countryside Consultant, following additional information submitted by the applicant (a Tree Survey and amended Plan).	24 - 32
b) <u>Hockham: Plot south of 8 Little Hockham Lane: Reference: 3PL/2018/1392/D</u> This application was deferred from the February Planning Committee as a shadow analysis was received for consideration by the neighbouring occupiers. A deferral was deemed necessary in order to properly assess this and allow the applicant a chance to view and provide a rebuttal if necessary.	33 - 40
9. <u>SCHEDULE OF PLANNING APPLICATIONS</u> To consider the Schedule of Planning Applications:	
a) <u>Ashill: Dunnetts Close: Reference: 3PL/2018/1089/O</u>	41 - 49
b) <u>Beetley: Flint Cottage, Fakenham Road, East Bilney: Reference: 3PL/2018/1143/D</u>	50 - 59
c) <u>Besthorpe: Land at 1 Rookery Cottages, Silver Street: Reference: 3PL/2019/0157/F</u>	60 - 64

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d) <u>Besthorpe: White House Farm, White House Lane: Reference: 3PL/2018/1105/F</u>	65 - 75
e) <u>Besthorpe: Cherry Tree Barn, Norwich Road: Reference: 3PL/2019/0229/F</u>	76 - 84
f) <u>Bridgham: Land South of Corner House, Chapel Lane: Reference: 3PL/2019/0284/F</u>	85 - 92
g) <u>Colkirk: Proposed Development Site, Jarvis Drive: Reference: 3PL/2019/0192/F</u>	93 - 99
h) <u>Dereham: Land to the rear of 35-61 Westfield Road: Reference: 3OB/2019/0010/OB</u>	100 - 102
i) <u>Fransham: Land Off Station Road: Reference: 3PL/2019/0371/D</u>	103 - 108
j) <u>Garboldisham: The Grange, The Street: Reference: 3PL/2019/0428/O</u>	109 - 116
k) <u>Garvestone: Thorncroft, Clematis Nursery, The Lings: Reference: 3PL/2019/0019/O</u>	117 - 125
l) <u>Griston: Caston Road: Reference: 3PL/2019/0245/F</u>	126 - 133
m) <u>Little Dunham: Land adjacent Westcliffe House, Barrows Hole Lane: Reference: 3PL/2019/0114/F</u>	134 - 144
n) <u>Old Buckenham: Land to the north of Fen Street: Reference: 3PL/2019/0231/O</u>	145 - 154
o) <u>Roudham Larling: Land Opposite Barkers Farm Watton Road, Larling: Reference: 3PL/2018/1260/F</u>	155 - 164
p) <u>Scarning: Oak Manor: Reference: 3PL/2018/1289/O</u>	165 - 180
q) <u>Scoulton: Cherry Trees, Ellingham Road: Reference: 3PL/2019/0139/F</u>	181 - 190
r) <u>Stow Bedon/Breckles: Wayland Farms Ltd, Cherry Tree Farm: Reference: 3PL/2017/0878/F</u>	191 - 200
s) <u>Swaffham: Land at Princes Street: Reference: 3PL/2018/1199/O</u>	199 - 212

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t) <u>Swaffham: Site Adjacent to Tower View Princes Street: Reference: 3PL/2018/1437/O</u>	213 - 221
u) <u>Swaffham: Land to the West of Brandon Road: Reference: 3PL/2017/1487/O</u>	222 - 245
v) <u>Watton: Land at Thetford Road: Reference: 3PL/2018/0952/O</u>	246 - 265
w) <u>Weeting: 1 Cromwell Road: Reference: 3PL/2018/1413/F</u>	266 - 274
x) <u>Whinburgh&Westfield: Chapel Farm, Dereham Road: Reference: 3PL/2019/0015/O</u>	275 - 285
10. <u>APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE</u> Report of the Executive Director of Place. <i>Members are requested to raise any questions at least two working days before the meeting to allow information to be provided to the Committee.</i>	286 - 306
11. <u>APPEALS (FOR INFO)</u>	307 - 314