

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Tuesday, 28 May 2019 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Mr N.C. Wilkin (Chairman)	Mr H. E. J. Clarke
Mr P. S. Wilkinson (Vice-Chairman)	Mrs H, Crane
Mr R. Atterwill	Mr P.J. Duigan
Councillor C. Bowes	Mr K.S. Gilbert
Councillor M. Chapman-Allen	

Also Present

Mr S Askew (Ward Representative)	Mr R.W. Duffield (Ward Representative)
Mr S.G. Bambridge	Mr R.G. Kybird (Ward Representative)
Mr J.P. Cowen (Ward Representative)	Mr I. Martin (Ward Representative)
Mrs S. Dowling (Ward Representative)	

In Attendance

Joe Barrow	Planning Graduate
Hugh Coggles	Tree & Countryside Officer
Rebecca Collins	Head of Major Projects
Andrew Darcy	Planning Policy Manager
Tom Donnelly	Development Management Assistant
Carl Griffiths	Principal Development Management Planner
Michael Horn	Solicitor to the Council
Fiona Hunter	Principal Development Management Planner
Naomi Minto	Development Management Planner
Mark Simmonds	Principal Development Management Planner
Simon Wood	Director of Planning & Building Control
Natalie Wicks	Planning Assistant
Julie Britton	Democratic Services Officer

52/19 MINUTES (AGENDA ITEM 1)

- (a) 15 March 2019 (for info)

Members were in agreement with the changes made (see agenda pack).

- (b) 8 April 2019

The Minutes of the meeting held on 8 April 2019 were confirmed as a correct record and signed by the Chairman.

53/19 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillors Brame, K Martin and Suggitt.

No substitutes were in attendance.

Action By

**54/19 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED
(AGENDA ITEM 3)**

- a) Stow Bedon/Breckles: Wayland Farms Ltd, Cherry Tree Farm: Reference: 3PL/2017/0878/F

Councillor Bowes declared a personal and prejudicial interest in this application due to her being related to the applicant. Councillor Bowes remained in the room but did not take part in the discussions and abstained from voting on the application (see Minute No. 60/19(r)).

- b) Fransham: Land Off Station Road: Reference: 3PL/2019/0371/D

Michael Horn, the Solicitor to the Council left the room whilst this item was being discussed.

55/19 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman conveyed his thanks to the former Vice-Chairman of the Planning Committee, Mr William Richmond. He also congratulated Councillor Peter Wilkinson on his appointment as the new Vice-Chair and welcomed the new Members to their first meeting.

**56/19 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA
(AGENDA ITEM 5)**

Item 9(v): Watton: Reference: 3PL/2018/0952/O had been deferred.

57/19 URGENT BUSINESS (AGENDA ITEM 6)

None.

58/19 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

Simon Wood, the Director of Planning & Building Control provided the Committee with an update on the Local Plan.

A briefing note had already been emailed to all Members for information.

The Planning Inspector had instructed the Council to hold a further 6 week consultation exercise, focusing purely on the Schedule of Main Modifications.

Work was already underway to ensure that the consultation period started w/c 27 May with a view to it ending w/c 8 July 2019.

The reason for this additional consultation was that the Inspector had indicated that there was a potential for residents and others to be confused by the number of different versions of the Plan available on the consultation and Local Plan webpages.

The Inspector had indicated that this would not impact on the timetabling of the report of the hold up the progress of the Local Plan. He had indicated that he would be issuing his report around early August to be presented to the Full Council meeting in September as previously planned.

Andrew Darcy, the new Planning Policy Manager was in attendance to respond to any queries.

Action By

As far as the 5 year housing land supply was concerned, it was anticipated that an update would be provided at the Planning Committee meeting in June.

Councillor Atterwill asked the Officers in attendance what they expected the 5 year housing land supply to be once the Local Plan had been adopted. The Director of Planning & Building Control advised that the rules of how it was calculated had changed and therefore, at the moment, it was impossible to say. It was noted that most authorities were now utilising this new methodology. Councillor Atterwill was disappointed with the response and gave him no confidence. It was explained that the 5 year housing land supply figure was unknown due to the changes in methodology and the amount of allocations that still had to come forward.

On a brighter note, Members were informed that the Swaffham Neighbourhood Plan had been approved at a recent Cabinet meeting and this would now form part of the Development Plan. Any applications that now came forward would have to be taken into account if these applications were within the Neighbourhood Plan area.

59/19 DEFERRED APPLICATIONS (AGENDA ITEM 8)

The Schedule of Deferred Applications was noted.

(a) Beeston: Syers Lane: Reference: 3PL/2018/1338/O

Proposed 2 no. dwellings and garages.

This application had been deferred at the Planning Committee meeting on 8 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).

Consideration was given to the application 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.

Further information had been included in the supplementary agenda (see page 317).

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 Richard Duffield (in support)

Applicant: Toni Townsend

Applicant's Agent: Jerry Stone (to answer questions)

Parish Council: Sarah Wiseman (in support)

Tree Consultant (for applicant): James Hodson

Supporter: Julie Kennealy

Action By

Objector: Suzie Tucker

DECISION: The vote was tied 3 x 3. The Chairman was entitled to his casting vote and the application was refused as recommended.

- (b) Hockham: Plot south of 8 Little Hockham Lane: Reference: 3PL/2018/1392/D

Erection of house and garage following outline planning permission reference: 3PI.2016/0862/O.

This application had been considered at the Planning Committee meeting on 11 February 2019 as a shadow analysis had been received for consideration by the neighbouring properties.

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.

Further information/representation had been included in the supplementary agenda (see page 318).

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: Barry Tredgett

Applicant's Agent: Andrew Mathews (ADM Architectural)

Hockham Parish Council: Aaron Lambert

Objector: Chris Wiltshire

DECISION: Members voted 7 x 1 for approval as recommended.

60/19 SCHEDULE OF PLANNING APPLICATIONS

- (a) Ashill: Dunnetts Close: Reference: 3PL/2018/1089/O

Outline application for 8 no. dwellings on land north of Dunnetts Close. All matters are reserved except for access.

Consideration was given to the application 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.

Further representations had been included in the supplementary agenda (see page 319).

A representation was made in respect of the application in accordance with the

Action By

Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Magnus Magnusson (Parker Planning Services)

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

- (b) Beetley: Flint Cottage, Fakenham Road, East Bilney: Reference: 3PL/2018/1143/D

Details of erection of 1 dwelling with integral garage following outline application approval 3PL/2017/1452/O.

Consideration was given to the application 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.

Further representations had been included in the supplementary agenda (see page 322).

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 Richard Duffield (against the application)

Parish Council: James Mayhew

Objector: Bryan Leigh on behalf of Steve Boyce

DECISION: Members voted 4 x 2 for approval as recommended, subject to the conditions as listed in the report.

- (c) Besthorpe: Land at 1 Rookery Cottages, Silver Street: Reference: 3PL/2019/0157/F

Erection of new dwelling.

Consideration was given to the application 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.

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.

- (d) Besthorpe: White House Farm, White House Lane: Reference: 3PL/2018/1105/F

Erection of four detached dwellings on garden plot, demolition of small range of outbuildings.

Action By

Consideration was given to the application 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.

Further representations had been included in the supplementary agenda (see page 323).

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: John Spencer

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

(e) Besthorpe: Cherry Tree Barn, Norwich Road: Reference: 3PL/2019/0229/F

Erection of two detached three-bedroom dwellings including new vehicular access and garages.

Consideration was given to the application 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.

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.

(f) Bridgham: Land South of Corner House, Chapel Lane: Reference: 3PL/2019/0284/F

Proposed erection of two storey dwelling with detached garage.

Consideration was given to the application presented by Joe Barrow, Planning Graduate.

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: Jon Venning

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

(g) Colkirk: Proposed Development Site, Jarvis Drive: Reference: 3PL/2019/0192/F

Erection of two dwellings.

Action By

Consideration was given to the application 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.

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.

- (h) Dereham: Land to the rear of 35-61 Westfield Road: Reference: 3OB/2019/0010/OB

Modification of S106 – 3PL/2017/0653/O – Schedule 2 ‘Affordable housing Provision’ is the construction & provision of affordable dwellings on the site equating to 40% of the total number of dwellings (or such other lower percentage as the Council may agree in its absolute discretion).

Consideration was given to the application 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.

Further representations had been included in the supplementary agenda (see page 324).

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

Applicant: Laura Townes (Permission Homes Anglia)

Dereham Town Council: Tony Needham (Clerk)

DECISION: Members voted 5 x 3 to allow the modification as recommended.

- (i) Fransham: Land Off Station Road: Reference: 3PL/2019/0371/D

Reserved matters for the erection of 4 dwellings with associated garages following outline approval 3PL/2017/0902/O.

Michael Horn, the Solicitor to the Council, left the room while this application was discussed.

Consideration was given to the application presented by Rebecca Collins, Head of Major Projects.

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

Further representation had been included in the supplementary agenda (see page 325) and it was noted that the application had been amended removing plots 1 and 2 following receipt of the Ecology Team’s comments. Reserved Matters was now sought for plots 3 and 4 only.

Action By

No representations were made in terms of public speaking in respect of the application.

DECISION: Members voted unanimously for approval for plots 3 and 4 only; subject to the conditions as listed in the report; plus an additional condition restricting the development to plots 3 and 4 only.

(j) Garboldisham: The Grange, The Street: Reference: 3PL/2019/0428/O

Erection of four dwellings and creation of new vehicular access (resubmission of previously approved development) – 3PL/2016/0818/O

Consideration was given to the application 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.

A letter from an objector was read aloud.

No representations were made in terms of public speaking in respect of the application.

DECISION: Members voted unanimously for approval, as recommended; subject to the conditions as listed in the report and a note to be included on the consent in relation to visitor parking.

(k) Garvestone: Thorncroft, Clematis Nursery, The Lings: Reference: 3PL/2019/0019/O

Proposed self-build residential development (3 dwellings).

Consideration was given to the application 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.

A further representation had been included in the supplementary agenda (see page 117).

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 Ian Martin (in support)

Applicant: Mr Gooch

Applicant's Agent: Representative from Parsons & Whitley Ltd

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

1. the conditions as listed in the report;
2. condition 4 being amended as highlighted in the supplementary agenda;
3. an additional condition to limit the maximum number of units to 3;

and
4. a legal agreement not being required.

- (l) Griston: Caston Road: Reference: 3PL/2019/0245/F

Proposed new detached bungalow and garage.

Consideration was given to the application presented by Tom Donnelly, Development Management Assistant. He highlighted to Members that the ecologist had removed their objection on the basis of suitable information having been submitted.

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: Councillor Phil Cowen (against the application)

DECISION: Members voted unanimously to approve the application, as recommended, subject to the conditions as listed in the report.

- (m) Little Dunham: Land adjacent Westcliffe House, Barrows Hole Lane: Reference: 3PL/2019/0114/F

Construction of 5 dwellings with associated access drive, parking and amenity space.

Consideration was given to the application 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.

Further representations had been included in the supplementary agenda (see page 327).

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

Applicant: henry Kilvert

Applicant's Agent: David Futter

DECISION: Members voted 4 x 2 for approval, contrary to the Officer's recommendation of refusal.

REASON(S): the site was in a sustainable location and would make a small contribution to the five year housing land supply and the development was in character with the street scene.

DECISION: Members voted 4 x 2 to approve the application.

The application be approved subject to:

- 1) delegated authority being granted to the Executive Director of Place to agree and impose appropriate conditions; and
2) a S106 Agreement to secure a 25% affordable housing contribution.**

(n) Old Buckenham: Land to the north of Fen Street: Reference: 3PL/2019/0231/O

Erection of 4 detached dwellings.

Consideration was given to the application 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:

Applicant's Agent: Nick Moys (Brown & Co)

Parish Council: Jonathan Hicks (Chairman)

Objector: Steve Milner

Objector: John Goode

DECISION: Members voted 6 x 2 for approval as recommended, subject to the conditions as listed in the report.

(o) Roudham Larling: Land Opposite Barkers Farm Watton Road, Larling: Reference: 3PL/2018/1260/F

Erection of 3 new dwellings with parking and turning and construction of new highways access.

Consideration was given to the application 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.

Further representations had been included in the supplementary agenda (see page 328).

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: Sarah Roberts (Roberts Molloy Architects & Co)

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

(p) Scarning: Oak Manor: Reference: 3PL/2018/1289/O

24 assisted care units within the grounds of Oak Manor Care Home, Scarning.

Action By

Consideration was given to the application 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:

1. the conditions as listed in the report; and

2. a S106 Agreement to secure 1 no. fire hydrant and library contributions.

(q) Scoulton: Cherry Trees, Ellingham Road: Reference: 3PL/2019/0139/F

One new bungalow with garage and a self-contained annexe to the existing dwelling.

Consideration was given to the application 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.

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: Andrew Mathews (ADM Architectural)

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

(r) Stow Bedon/Breckles: Wayland Farms Ltd, Cherry Tree Farm: Reference: 3PL/2017/0878/F

To expand production to 6990 pigs, demolish some existing buildings (10 no) and erect 7 new pig sheds with roof fan ventilation, new roof covering over existing manure store.

Councillor Bowes declared an interest in this application due to her being related to the applicant. Councillor Bowes remained in the room but did not take part in the discussions and abstained from voting on the matter.

Consideration was given to the application 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:

Ward Representative: Councillor Phil Cowen (against the application)

Action By

Applicant: Charles Bowes

Ecologist: Aamer Raza

DECISION: Members voted 5 x 2 for approval, as recommended plus 1 abstention subject to the conditions as listed in the report.

- (s) Swaffham: Land at Princes Street: Reference: 3PL/2018/1199/O

Erection of up to 60 dwellings with all matters reserved except access.

Consideration was given to the application 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.

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

Swaffham Town Council: Les Scott (against the application)

DECISION: Members voted unanimously for refusal, as recommended.

- (t) Swaffham: Site Adjacent to Tower View Princes Street: Reference: 3PL/2018/1437/O

Proposed residential development.

Consideration was given to the application 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.

Further representations had been included in the supplementary agenda (see page 330).

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

Swaffham Town Council: Les Scott (in support)

DECISION: Members voted unanimously for approval, as recommended subject to the conditions as listed in the report and subject to no new material considerations being raised during the remainder of the consultation period (29/05/2019).

- (u) Swaffham: Land to the West of Brandon Road: Reference: 3PL/2017/1487/O

Erection of up to 64 bed care home (Use Class 2), up to 40 assisted living dwellings (Use Class C2), 650sqm retail use (Use Class A1-A5), up to 160 dwellings (Use Class C3) with open space, associated infrastructure and the detailed means of access (amended description).

Consideration was given to the application presented by Carl Griffiths, Principal

Action By

Development Management Planner.

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

Further representations had been included in the supplementary agenda (see page 331).

A letter of representation was read aloud from Shirley Matthews, Swaffham Town Council, who was in support of the application.

A further document was circulated at the meeting that contained representations from local surgeries and medical centres.

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: Tony Abel (Abel Homes Ltd)

Applicant's Agent: Paul LeGrice (Abel Homes Ltd)

Swaffham Town Council: Les Scott (against the application)

Objector: Stan Sole

Objector: Helen Rayment

DECISION: Members voted 6 x 2 for approval as recommended; subject to:

- 1. the completion of a S106 Agreement;**
- 2. the conditions as listed in the report;**
- 3. the amended Highways conditions as per the Officer verbal update; and**
- 4. delegated authority being granted to the Executive Director of Place to resolve and overcome the issue associated with the Health & Safety Executive and for an appropriate assessment to be carried out.**

(v) Watton: Land at Thetford Road: Reference: 3PL/2018/0952/O

This application had been deferred.

(w) Weeting: 1 Cromwell Road: Reference: 3PL/2018/1413/F

Proposed 4 bedroom, one and a half story dwelling at the rear of 1 Cromwell Road, Weeting.

Consideration was given to the application 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.

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: Councillor Robert Kybird (in support)

Action By

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

- (x) Whinburgh&Westfield: Chapel Farm, Dereham Road: Reference: 3PL/2019/0015/O

Residential development (five dwellings and garages)

Consideration was given to the application 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.

Further representations had been included in the supplementary agenda (see page 333).

No representations were made in terms of public speaking in respect of the application.

DECISION: Members voted 5 x 4 for approval as recommended; subject to the conditions as listed in the report.

61/19 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 10)

Noted.

62/19 APPEALS (FOR INFO) (AGENDA ITEM 11)

Noted.

The meeting closed at 3.30 pm

CHAIRMAN