

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** - MONDAY, 24TH JUNE, 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**

Please note that no paper copies of the agenda will be provided

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: Thursday, 13 June 2019

Please ask for Julie Britton: Telephone (01362) 656343
e-mail: julie.britton@breckland.gov.uk

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

	<u>Page(s)</u> <u>herewith</u>
1. <u>MINUTES</u> To confirm the minutes of the meeting held on 28 May 2019.	8 - 21
2. <u>APOLOGIES & SUBSTITUTES</u> To receive apologies for absence.	
3. <u>DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED</u> 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.	
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.	22
a) <u>Dereham: Land East of Yaxham Road, South of Dumpling Green: Reference: 3PL/2010/1361/F</u> This application was first deferred from the Planning Committee meeting held on 1 st September 2014 for further information including an updated Transport Assessment and re-examination of the safety issues regarding the off-site substandard railway bridge crossing. Erection of 255 dwellings with associated open space.	23 - 44
9. <u>SCHEDULE OF PLANNING APPLICATIONS</u> To consider the Schedule of Planning Applications:	

	<u>Page(s) herewith</u>
a) <u>Attleborough: Land off Long Street: Reference: 3PL/2018/1150/F</u> Residential dwelling on existing agricultural unit to provide housing for Farm Manager.	45 - 51
b) <u>Attleborough: Oak Cottage, West Carr Road: Reference: 3PL/2019/0051/O</u> Sub division of garden to provide building plot.	52 - 59
c) <u>Beachamwell: Site to south of The Street: Reference: 3PL/2019/0345/O</u> Proposed residential development.	60 - 69
d) <u>Beeston: Land Adjacent to Shalee Drury Square: Reference: 3PL/2019/0203/F</u> Erection of detached house and garage.	70 - 76
e) <u>Beeston: Land off The Street & Herne Lane: Reference: 3PL/2019/0372/F</u> Erection of six dwellings comprising of 4 detached bungalows (2 of which will be custom builds) pair of two-storey semi-detached properties, associated access and ecological enhancements.	77 - 87
f) <u>Carbrooke: Manor Farm, Willow Corner: Reference: 3PL/2018/0815/F</u> Restoration and sub-division of a Grade II Listed farmhouse to form 2no dwellings; erection of 3no new dwellings; associated parking and turning areas; associated landscaping (AMENDED DESCRIPTION).	88 - 106
g) <u>Carbrooke: Manor Farm, Willow Corner: Reference: 3PL/2018/0816/LB</u> Restoration and sub-division of a Grade II Listed farmhouse to form 2no dwellings; erection of 3no new dwellings; associated parking and turning areas; associated landscaping (AMENDED DESCRIPTION).	107 - 115
h) <u>Colkirk: Land to side and rear of Oakridge, Market Hill: Reference: 3PL/2019/0367/O</u> Outline permission (access only) for 2 no. dwellings, associated access, driveways and amenity.	116 - 125
i) <u>Colkirk: Land off Whissonsett Road: Reference: 3PL/2017/1354/F</u> Erection of 21 dwellings.	126 - 149
j) <u>Dereham: Springfield, South Green: Reference: 3PL/2019/0433/HOU</u> First floor extension to side, and single storey extension to rear.	150 - 155

	<u>Page(s) herewith</u>
<p>k) <u>East Tuddenham: Land between Felgate Farm and Willow Cottage, Rotten Row: Reference: 3PL/2018/1492/O</u> Proposed low carbon dwelling.</p>	156 - 162
<p>l) <u>Garboldisham: Land off Hopton Road: Reference: 3PL/2019/0416/F</u> Erection of 25 single storey holiday lodges, reception building, groundskeeper building and associated access and parking.</p>	163 - 180
<p>m) <u>Great Ellingham: Aldercarr House, Attleborough Road: Reference: 3PL/2018/1471/F</u> New residential dwelling with incorporated double garage in position of demolished outbuilding.</p>	181 - 188
<p>n) <u>Mattishall: Planning Obligation for Poplar Farm 41 South Green: Reference: 3OB/2019/0011/OB</u> Modify planning obligation on pp 3PL/2016/0395/O - to reduce provision of affordable housing.</p>	189 - 192
<p>o) <u>New Buckenham: Land Off of Cuffer Lane: Reference: 3PL/2019/0301/F</u> Proposed Farm Building and Associated Works.</p>	193 - 200
<p>p) <u>North Elmham: Dale Farm, Great Heath Road: Reference: 3PL/2019/0332/F</u> Erection of two storey and single storey extensions to side of property, new porch to the front and to add a skin around the existing walls to match the stone of the new extensions (revised scheme).</p>	201 - 205
<p>q) <u>North Elmham: Development Site adjacent 15 Larch Grove: Reference: 3PL/2019/0369/F</u> Erection of new dwelling on land off Larch Grove.</p>	206 - 212
<p>r) <u>Old Buckenham: 9 The Old Yard: Reference: 3PL/2019/0539/F</u> Erection of office building with first floor 2 bed residential accommodation - revised elevations (3PL/2018/0887/F).</p>	213 - 219
<p>s) <u>Saham Toney: Saham Tythe Barn, Chequers Lane: Reference: 3PL/2019/0455/F</u> Change of Use application from beauty salon/A1 hairdressers and studio, to residential C3.</p>	220 - 226

	<u>Page(s)</u> <u>herewith</u>
t) <u>Saham Toney: Meadows Farm, Chequers Lane: Reference: 3PL/2019/0011/F</u> Development of 3 no. contemporary detached dwellings and garaging on land at Meadow Farm.	227 - 242
u) <u>Saham Toney: Goffes School House, Pound Hill: Reference: 3PL/2019/0314/F</u> Creation of new vehicle access to serve existing dwelling.	243 - 250
v) <u>Stow Bedon: Pig Patch House, Mere Road: Reference: 3PL/2019/0456/VAR</u> Variation of Condition No2 on 3PL/2015/0461/F - Omission of semi-basement resulting in reduction of height of building, erection of entrance porch, small first floor addition & change to fenestration (west 1st floor), changes to siting of building (westerly direction).	251 - 255
w) <u>Watton/Carbrooke: Ex RAF Officers Mess Site (Heritage Park), Portal Avenue: Reference: 3PL/2019/0487/VAR</u> Variation of Condition No. 5 on 3PL/2014/1378/F - with regard to removal of trees.	256 - 266
x) <u>Weeting: The Old Station Yard, Mundford Road, Brandon: Reference: 3PL/2019/0313/O</u> Residential development (13 dwellings).	267 - 278
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>	279 - 287
11. <u>APPEALS SUMMARY (FOR INFORMATION)</u>	288 - 289