

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 24 June 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)	Mr P.J. Duigan
Mr R. Atterwill	Mr K.S. Gilbert
Councillor C. Bowes	Mr K. Martin
Mr R. F. W. Brame	Mrs S. E. Suggitt
Councillor M. Chapman-Allen	Miss H. Bushell (Substitute Member)

Also Present

Mr S Askew (Ward Representative)	Mr I. Martin (Ward Representative)
Mr S.G. Bambridge	Mr P. Morton (Ward Representative)
Mr R.G. Kybird (Ward Representative)	Mrs A. M. Webb (Ward Representative)

In Attendance

Michael Horn	Solicitor to the Council
Jon Berry	Head of Development Management
Naomi Minto	Development Management Planner
Rebecca Collins	Head of Major Projects
Mark Simmonds	Principal Development Management Planner
Tom Donnelly	Development Management Planner
Joe Barrow	Planning Graduate
Ruth Tudge	Democratic Services Officer

63/19 MINUTES

The minutes of the meeting held on 28 May 2019 were confirmed as a correct record and signed by the Chairman.

64/19 APOLOGIES & SUBSTITUTES

An apology for absence was received from Councillor Helen Crane, with Councillor Hilary Bushell in attendance as her substitute.

65/19 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED

a) Attleborough: Land off Long Street: Reference: 3PL/2018/1150/F

Councillor Suggitt declared an interest in this application. Having fully explained the nature and extent of her interest in this application before the Meeting to Michael Horn, the Solicitor to the Council, Mr Horn confirmed that this was a declarable matter but in his opinion, it was a personal non-prejudicial interest and that accordingly, Councillor Suggitt could remain in the room, take part in the debate and vote.

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- b) Carbrooke: Manor Farm, Willow Corner: Reference: 3PL/2018/0815/F and Reference: 3PL/2018/0816/LB

Councillor Gilbert declared a personal and prejudicial interest in this application, he remained in the room but took no part in this discussion and did not vote.

66/19 CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that Officer Carl Griffiths, a Principal Development Manager, had left Breckland Council and would be replaced by Chris Hobson. He also thanked Members for how well they had accepted and managed the transfer to go paperless.

67/19 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA

Item 9(e): Beeston: Reference 3PL/2019/0372/F had been deferred.

68/19 URGENT BUSINESS

None.

69/19 LOCAL PLAN UPDATE (STANDING ITEM)

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

The Local Plan was still in the middle of its consultation period, which would end on 12th July 2019. The 5 year housing land supply statement was still being finalised; there were some issues trying to get information from developers. That had now taken on more urgency and importance in terms of the rules around local authorities being able to demonstrate availability and deliverability of housing. Previously, the responsibility for that rested with developers, but that had now changed. It was still the intention to finalise this as soon as possible and Members would be kept updated on the process.

Cllr Atterwill stated his disappointment, as last month it was anticipated that a report would be ready for June. He said it was his understanding that an external consultant was looking at this work and asked if they had given any indication that the Council was getting somewhere near the 5 year housing supply target.

The Director of Planning and Building control stated that over the last 12 months up to March 30th, the Council had a record level of delivery of housing. Beyond that, they were still compiling the commitments and what was to be brought forward over the next 5 years and beyond. At this time, he could not provide an indication as to whether or not there may be a 5 year housing supply.

It was agreed that Simon Wood and Councillor Atterwill would meet outside of the meeting to go through this complex process.

70/19 DEFERRED APPLICATIONS

- (a) Dereham: Land East of Yaxham Road, South of Dumpling Green: Reference: 3PL/2010/1361/F

Proposed 255 no. dwellings with associated open space.

Action By

This application had first been deferred from the Planning committee meeting held on 1st 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.

Consideration was given to the report 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.

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 Morton
Ward Representative	Councillor Alison Webb
Visiting Ward Representative	Councillor Ian Martin
Agent Hopkins Homes	Chris Smith
Town Council	Tony Needham
Parish Council	Bob Gust
Objector	Mary Brayn
Objector	Allan Read
Objector	Valerie Pitt

DECISION: Members voted 8 x 3 for further deferment with a request that Highways attend and explain their reasoning for not objecting to the application.

71/19 SCHEDULE OF PLANNING APPLICATIONS

(a) Attleborough: Land off Long Street: Reference: 3PL/2018/1150/F

Residential dwelling on existing agricultural unit to provide housing for Farm Manager.

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.

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

Agent Oliver Jones - Plandescil

DECISION: Members voted 8 x 3 to defer the application to allow the applicant the opportunity to change the design.

(b) Attleborough: Oak Cottage, West Carr Road: Reference: 3PL/2019/0051/O

Sub division of garden to provide building plot.

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

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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: Simon Daniels

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

(c) Beachamwell: Site to south of The Street: Reference: 3PL/2019/0345/O

Proposed residential development for 19 residential dwellings.

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.

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

Parish Council: Richard James

DECISION: Members voted unanimously for refusal as recommended.

(d) Beeston: Land Adjacent to Shalee Drury Square: Reference: 3PL/2019/0203/F

Erection of detached house and garage.

Consideration was given to the report presented by Tom Donnelly, 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: Jonathan Burton

DECISION: 6 x 5 refusal as recommended, with delegated authority to remove the reason for refusal relating to ecology, in consultation with ecologist based on new information submitted, if appropriate.

(e) Beeston: Land off The Street & Herne Lane: Reference: 3PL/2019/0372/F

This application had been deferred (see Minute No. 67/19 above).

(f) Carbrooke: Manor Farm, Willow Corner: Reference: 3PL/2018/0815/F

Restoration and sub-division of a Grade II Listed farmhouse to form 2 x no dwellings; erection of 3 x no new dwellings; associated parking and turning areas; associated landscaping (AMENDED DESCRIPTION). This item was discussed in conjunction with Listed Building application 3PL/2018/0816/LB

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below.

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.

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

Agent Erica Whettingsteel of EJW Planning Ltd

DECISION: 10 for approval subject to the conditions listed in the Officer's report, with x 1 abstention.

(g) Carbrooke: Manor Farm, Willow Corner: Reference: 3PL/2018/0816/LB

Restoration and sub-division of a Grade II Listed farmhouse to form 2 x no dwellings; erection of 3 x no new dwellings; associated parking and turning areas; associated landscaping (AMENDED DESCRIPTION). This item was discussed in conjunction with 3PL/2018/0815/F above.

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.

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

Agent Erica Whettingsteel of EJW Planning Ltd

DECISION: 10 for approval subject to the conditions listed in the Officer's report, with x 1 abstention.

(h) Colkirk: Land to side and rear of Oakridge, Market Hill: Reference: 3PL/2019/0367/O

Outline permission (access only) for 2 no. dwellings, associated access, driveways and amenity.

Consideration was given to the application presented by Tom Donnelly, 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:

Agent: Jason Barber, Studio 35

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

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- (i) Colkirk: Land off Whissonsett Road: Reference: 3PL/2017/1354/F

Erection of 21 dwellings.

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.

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

Agent:	Ian Hill
Transport consultant for Agent:	Martin Doughty of Richard Jackson
Parish Council:	Charles Joice

DECISION: Members voted 8 x 3 for approval as recommended subject to the list of conditions and a section 106 Agreement.

- (j) Dereham: Springfield, South Green: Reference: 3PL/2019/0433/HOU

First floor extension to side, and single storey extension to rear.

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.

DECISION: Members voted unanimously for approval subject to conditions.

- (k) East Tuddenham: Land between Felgate Farm and Willow Cottage, Rotten Row: Reference: 3PL/2018/1492/O

Proposed low carbon dwelling.

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.

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 Ian Martin
Applicant:	Mr Eden
Agent:	Matthew Cutting from David A Cutting Building Surveyors Limited

DECISION: Members voted unanimously for approval contrary to the Officer's recommendation of refusal.

REASON(S): not detrimental to the open character of the area; is a sustainable location; would contribute to the 5 year housing supply; it is an environmentally friendly design and is a self-build property, which should be secured by a section106 Agreement.

The application be approved subject to delegated authority being granted to the Executive Director of Place to agree and impose suitable conditions and a S106 Agreement for the self-build dwelling.

(l) Garboldisham: Land off Hopton Road: Reference: 3PL/2019/0416/F

Erection of 25 single storey holiday lodges, reception building, groundskeeper building and associated access and parking.

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.

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

Agent: Jason Parker – Parker Planning Services

DECISION: Members voted 9 x 2 to defer this application to allow time for the agent to provide full business case.

(m) Great Ellingham: Aldercarr House, Attleborough Road: Reference: 3PL/2018/1471/F

New residential dwelling with incorporated double garage in position of demolished outbuilding.

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:

Agent: Nigel Hurrell – NH building Design

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

(n) Mattishall: Planning Obligation for Poplar Farm 41 South Green: Reference: 3OB/2019/0011/OB

Modify planning obligation on pp 3PL/2016/0395/O – to reduce provision of affordable housing.

Consideration was given to the application presented by Rebecca Collins Head

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of Major Projects.

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:

DECISION: Members voted 9 x 1 to allow the modification as recommended subject to a Deed of Variation to secure 10% affordable housing provision.

(o) New Buckenham: Land Off of Cuffer Lane: Reference: 3PL/2019/0301/F

Proposed Farm Building and Associated Works.

Consideration was given to the application presented by Tom Donnelly, 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:

Ward Representative	Councillor Stephen Askew
Applicant:	Charles Stimpson
Objector:	Steve Highton

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

(p) North Elmham: Dale Farm, Great Heath Road: Reference: 3PL/2019/0332/F

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).

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:

Agent:	James Brown
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DECISION: Members voted unanimously for approval subject to conditions listed in the report.

(q) North Elmham: Development Site adjacent 15 Larch Grove: Reference: 3PL/2019/0369/F

Erection of new dwelling on land off Larch Grove.

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Consideration was given to the application presented by Tom Donnelly, 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.

DECISION: Members voted unanimously for approval subject to conditions.

- (r) Old Buckenham: 9 The Old Yard: Reference: 3PL/2019/0539/F

Erection of office building with first floor 2 bed residential accommodation – revised elevations (3PL/2018/0887/F).

Consideration was given to the application presented by Tom Donnelly, 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.

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

- (s) Saham Toney: Saham Tythe Barn, Chequers Lane: Reference: 3PL/2019/0455/F

Change of Use application from beauty salon/A1 hairdressers and studio, to residential C3.

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:	Nigel Garriock
Saham Toney Neighbourhood Plan Group:	Chris Blow

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

- (t) Saham Toney: Meadows Farm, Chequers Lane: Reference: 3PL/2019/0011/F

Development of 3 no. Contemporary detached dwellings and garaging on land at Meadow Farm.

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

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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:

Agent: John Barbuk-Patterson Design Ltd

Saham Toney Neighbourhood
Plan Group: Chris Blow

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

(u) Saham Toney: Goffes School House, Pound Hill: Reference: 3PL/2019/0314/F

Erection of a 1.1/2 Storey dwelling including detached garage and re-use of existing vehicle access. Creation of new vehicle access to serve existing dwelling.

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:

Lawyer for the Applicant: Chris Burgess
Saham Toney Neighbourhood
Plan Group: Chris Blow

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

(v) Stow Bedon: Pig Patch House, Mere Road: Reference: 3PL/2019/0456/VAR

Variation of Condition No 2 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).

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.

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

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- (w) Watton/Carbrooke: Ex RAF Officers Mess Site (Heritage Park), Portal Avenue: Reference: 3PL/2019/0487/VAR

Variation of Condition No.5 on 3PL/2014/1378/F – with regard to removal of trees.

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.

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

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

- (x) Weeting: The Old Station Yard, Mundford Road, Brandon: Reference: 3PL/2019/0313/O

Residential Development (13 dwellings)

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.

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 Robert Kybird
Mike Edwards

DECISION: Members voted unanimously for refusal as recommended.

72/19 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE

Noted.

73/19 APPEALS SUMMARY (FOR INFORMATION)

Noted.

The meeting closed at 3.40 pm

CHAIRMAN