

AGENDA

NOTE

WARD REPRESENTATIVES WISHING TO SPEAK ON A PARTICULAR APPLICATION ARE ASKED TO INFORM THE PLANNING USHER AT planningusher@breckland.gov.uk IN ADVANCE OF THE MEETING AND ARRIVE AT THE MEETING BY 9.45AM

- Committee** - **PLANNING COMMITTEE**
- Date & Time** - MONDAY, 9TH MARCH, 2020 AT **9.45 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**

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.

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's planning policy documents set the strategic context for development in the District, governing the decisions made on planning applications and what types of development are suitable for each area.

The National Planning Policy Framework sets an expectation that each Local Planning Authority (LPA) should produce a single Local Plan which sets out the strategic planning priorities for the District.

The Localism Act, introduced in 2011, also comes with a requirement that Local Authorities produce and justify their own housing targets rather than having to rely on the targets set out by the abolished Regional Spatial Strategy (East of England Plan).

The Breckland Local Plan was adopted on the 28th November 2019. It is a key document that guides development in the District over the next 20 years. This contains the Council's planning policies which must be consistent with the Government's National Planning Policy Framework (NPPF) and accompanying technical guidance. The full public scrutiny of the Council's proposals that has been carried out gives the Local 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

PLEASE NOTE START TIME

Members/attendees are asked to note that the meeting will start at **9:45am** to take account of the Commonwealth Flag being raised at 9:30am.

1. MINUTES

6 - 12

To confirm the minutes of the meeting held on 10 February 2020.

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.

4. CHAIRMAN'S ANNOUNCEMENTS

5. REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA

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. URGENT BUSINESS

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. LOCAL PLAN UPDATE (STANDING ITEM)

To receive an update.

8. DEFERRED APPLICATIONS

13

To consider applications deferred at previous meetings including some, but not all, of those shown on the attached Schedule of Deferred Applications.

a) Attleborough: Land adjacent to The Paddocks, Leys Lane: Reference: 3PL/2019/0397/F

14 - 23

Proposed Erection of Five Detached two storey dwellings with garages and associated parking.

This application was deferred at January's Planning Committee Meeting, to allow the applicant and Agent to consider and address the

comments made by the District Valuer within the Viability Assessment, and to find an appropriate Highways solution. These considerations are further considered in sections 4.0 (paragraphs 4.8-4.9), 5.0 (paragraph 5.6 - 5.8) and 6.0 (paragraph 6.1 and 6.2) of the report.

9. **SCHEDULE OF PLANNING APPLICATIONS**

To consider the Schedule of Planning Applications:

- | | | |
|----|---|-----------|
| a) | <u>Banham: Mill Road: Reference: 3PL/2019/1444/O</u>
Two detached two storey dwellings. | 24 - 28 |
| b) | <u>Lyng: Yew Tree Bungalow, Primrose Green: Reference: 3PL/2019/1168/F</u>
4 self-build dwelling bungalows. | 29 - 36 |
| c) | <u>Necton: Land off North Pickenham Road: Reference: 3PL/2019/1183/F</u>
Erection of 27 dwellings with associated access, parking, landscaping and surface water attenuation. | 37 - 60 |
| d) | <u>Necton: Land off North Pickenham Road: Reference: 3PL/2019/1184/D</u>
Reserved matters application following outline permission - 3PL/2016/0983/O - appearance, layout, scale and landscaping associated with the erection of 46 dwellings, together with the provision of a community park and surface water attenuation pond. | 61 - 83 |
| e) | <u>Rocklands: Allisons Farm, 82 The Street, Rockland All Saints: Reference: 3PL/2019/0971/F</u>
Demolition of outbuilding for the erection of a new dwelling with attached one bedroom annexe and restoration of existing house. | 84 - 95 |
| f) | <u>Saham Toney: Warwick Farm, Cley Lane: Reference: 3OB/2019/0033/OB</u>
Modification of S106 -3PL/2013/0869/F- to remove recreation contribution. | 96 - 100 |
| g) | <u>Shropham: Rose Cottage, Low Road: Reference: 3PL/2019/1600/D</u>
Reserved matters erection of two dwellings following outline permission 3PL/2018/1466/O. | 101 - 109 |
| h) | <u>Sporle: Land off The Street: Reference: 3PL/2019/1403/F</u>
Construction of dwelling and commercial unit with B8 business use (Re-application of 3PL/2019/0704/F). | 110 - 115 |

	<u>Page(s) herewith</u>
i) <u>Thetford: Former Elm Road Day Centre, Elm Road: Reference: 3PL/2019/1531/F</u> Proposed change of use of existing building from day centre (D1) to provide affordable housing with a combination of dwelling houses (C3 use) comprising 3no. flats and an HMO(Sui Generis) providing further bed spaces along with external alterations and associated works.	116 - 127
j) <u>Thompson: Land to east of Marlpit Road & South Mill Road: Reference: 3PL/2019/1189/F</u> Erection of 6 dwellings.	128 - 148
10. <u>APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (FOR INFORMATION)</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>	149 - 162
11. <u>APPEALS DECISIONS FOR FEBRUARY (FOR INFORMATION)</u>	163 - 164