

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Monday, 9 March 2020 at 9.45 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	Mrs V. Dale
Councillor C. Bowes	Mr P.J. Duigan
Mr R. F. W. Brame	Mr K.S. Gilbert
Councillor M. Chapman-Allen	Mr K. Martin

**Also Present**

Mr S Askew (Ward Representative)	Mr J.P. Cowen (Ward Representative)
Mr S.G. Bambridge (Ward Representative)	Mrs S. E. Suggitt

**In Attendance**

Michael Horn	Solicitor to the Council
Rebecca Collins	Head of Development Management
Tom Donnelly	Development Management Planner
Chris Hobson	Principal Development Management Planner
Naomi Minto	Development Management Planner
Mark Simmonds	Principal Development Management Planner
Joe Barrow	Planning Graduate
Julie Britton	Democratic Services Officer
Mandy Cunnington	Technical Support Officer
Rebecca Harris	Technical Support Officer

**Action By**

**23/20 MINUTES (AGENDA ITEM 1)**

Councillor Atterwill mentioned a factual error under Minute No. 14/20 and wanted it recorded that not all Members had been involved in the Panel meetings as stated in the Minutes.

Subject to the above amendment, the Minutes of the meeting held on 10 February 2020 were agreed as a correct record and signed by the Chairman.

**24/20 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

None.

**25/20 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)**

- Saham Toney: Warwick Farm, Cley Lane: Reference: 3OB/2019/0033/OB (Agenda item 9(f))

Councillor Crane declared a personal and prejudicial interest in this item and remained in the room but did not take part or vote on the application.

- Sporle: Land off The Street: Reference: 3PL/2019/1403/F: (Agenda item

9(h))

The Chairman, Councillor Nigel Wilkin, declared a personal and prejudicial interest in this item and left the room whilst this application was being discussed.

**26/20 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

None.

**27/20 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)**

None.

**28/20 URGENT BUSINESS (AGENDA ITEM 6)**

None.

**29/20 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)**

Although this matter had been mentioned before, Councillor Atterwill said that he still had not been able to find the Minutes of the Local Plan Working Group meetings that had taken place since the adoption of the new Local Plan. The Chairman advised that this matter would be investigated.

There was nothing further to report.

**30/20 DEFERRED APPLICATIONS (AGENDA ITEM 8)**

The schedule of deferred applications was noted.

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

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 had been 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.

Consideration was given to the report 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: Jon Venning

**DECISION: Members voted 9 x 2 to refuse the application as recommended.**

**31/20 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)**

The Schedule of Applications was determined as follows:

- a) Banham: Mill Road: Reference: 3PL/2019/1444/O

Two detached two storey dwellings.

Consideration was given to the report presented by Tom Donnelly, Development Management Planner.

Members considered the matter and fully explored the details of the outline 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 Stephen Askew (in support of the application)

Applicant's Agent: John Spencer

**DECISION: Members voted unanimously to defer the application contrary to the Officer's recommendation of refusal.**

**REASONS:**

- 1. to allow the applicant and Agent to address the comments made by Members in respect of cutting back the hedgerow to improve the visibility splay for highway safety;**
- 2. to submit revised plans to show the two driveways amalgamated into one – one access; and**
- 3. Norfolk County Council Highways to be re-consulted.**

- b) Lyng: Yew Tree Bungalow, Primrose Green: Reference: 3PL/2019/1168/F

Four self-build dwellings.

Consideration was given to the report 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.

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 Gordon Bambridge (spoke in support of the application)

Applicant: Stuart Woodcock (to answer questions)

Applicant's Agents: Jonathan Stimpson and Fraser Jackson

**DECISION: Members voted 10 x 1 to refuse the application as recommended.**

Action By

c) Necton: Land off North Pickenham Road: Reference: 3PL/2019/1183/F

Erection of 27 dwellings with associated access, parking, landscaping and surface water attenuation.

Consideration was given to the report presented by Chris Hobson, 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: Andrew Gore (Marrons Planning)

Necton Parish Council: Cllr Jean Bass (Chairman) & Cllr Alice Spain (spoke against the application)

Objectors: Debbie Lane & Edward Spratt

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

1. the conditions listed in the report;
2. the revised conditions as listed in the supplementary report (pages 57-60 of the agenda pack); and
3. a S106 Agreement to ensure the scheme delivers:
  - a) the proposed public open space;
  - b) footpath routes;
  - c) 100% affordable housing; and
  - d) a clawback mechanism be provided should a subsequent review of viability prove that the scheme can viably provide for contributions towards educations and library facilities.

d) Necton: Land off North Pickenham Road: Reference: 3PL/2019/1184/D

Reserved Matters application following outline permission – 3PL/2016/0983/O – appearance, layout, scale and landscaping with the erection of 46 dwellings, together with the provision of a community park and surface water attenuation pond.

Consideration was given to the report presented by Chris Hobson, Principal Development Management Planner.

Members considered the matter and fully explored the details of the Reserved Matters 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: Andrew Gore (Marrons Planning)

Necton Parish Council: Cllr Jean Bass (Chairman) & Cllr Alice Spain spoke against the application)

Action By

Objectors: Debbie Lane & Edward Spratt

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

1. the conditions as listed in the report;
2. the revised conditions as listed on the supplementary report (pages 81-83 of the agenda pack); and
3. the completion of a new S106 Agreement to ensure the scheme delivers:

- a) the proposed public open space;
- b) footpath routes;
- c) 100% affordable housing; and
- d) a clawback mechanism be provided should a subsequent review of viability prove that the scheme can viably provide for contributions towards education and library facilities.

- e) Rocklands: Allisons Farm, 82 The Street, Rockland All Saints: Reference: 3PL/2019/0971/F

Demolition of outbuilding for the erection of a new dwelling with attached one bedroom annexe and restoration of existing house.

Consideration was given to the report presented by Rebecca Collins, Head of Development Management.

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:

Supporter (on behalf of applicant): Richard Day

Objector: David Roznowski

**DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report and the revised conditions as listed in the supplementary report (page 95 of the agenda pack).**

- f) Saham Toney: Warwick Farm, Cley Lane: Reference: 3OB/2019/0033/OB

Modification of S106 Agreement – 3PL/2013/0869/F – to remove recreation contribution.

Councillor Helen Crane declared a personal and prejudicial interest in this application and did not take part in or vote on this application.

Consideration was given to the report presented by Rebecca Collins, Head of Development Management.

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:

Action By

Applicant: Chris Tilley

Saham Toney Parish Council: Cllr Roger Harrold (against the removal of the recreation contribution)

**DECISION: Subject to one abstention, Members 8 x 2 to allow the removal of the recreation contribution as recommended.**

Councillor Atterwill felt that the Parish Council deserved a written response to apologise for no enforcement action being taken in respect of the S106 monies not being paid once the first 8 dwellings had been occupied in accordance with the S106 Agreement.

g) Shropham: Rose Cottage, Low Road: Reference: 3PL/2019/1600/D

Reserved Matters erection of two dwellings following outline permission 3PL/2018/1466/O.

Consideration was given to the report presented by Naomi Minto, Development Management Planner.

Members considered the matter and fully explored the details of the Reserved Matters 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 Cowen (spoke against the application)

Applicant's Agent: John Barbuck (Patterson Design Ltd)

Shropham Parish Council: Cllr David Napier (Chairman)

Objector: Susan Phillips

**DECISION: Members 9 x 2 to refuse the application contrary to the Officer's recommendation of approval.**

**REASONS: Members felt that the design of the proposals were inappropriate in terms of the scale of the two detached two storey five/six bedroom dwellings.**

**DECISION: REFUSED**

h) Sporle: Land off The Street: Reference: 3PL/2019/1403/F

Construction of dwelling and commercial unit with B8 business use (re-application of 3PL/2019/0704/F).

The Chairman declared a personal and prejudicial interest and left the room whilst this application was being discussed.

Following Members' agreement, Councillor Marion Chapman-Allen Chaired this application.

**Action By**

Consideration was given to the report 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.

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 Peter Wilkinson (spoke in support of the application)

Applicant: Michael Bevan

Sporle Parish Council: Cllr Calvin McLeod (Vice-Chairman) (spoke in respect of this application)

**DECISION: Subject to one abstention, Members 7 x 2 for approval contrary to the Officer's recommendation of refusal.**

**REASONS: Members felt that in terms of the overall planning balance of the scheme, including its potential to the local economy, the principle of both the dwelling & garage and the industrial unit in this location was considered acceptable.**

**DECISION: Subject to one abstention, Members voted 7 x 2 to approve the application; subject to:**

- 1. delegated authority being granted to the Executive Director of Place to agree and impose suitable conditions including recommended highways conditions; and including**
- 2. a S106 Agreement to close the existing operation to the north of the village of Sporle on occupation of the new unit.**

The Chairman, Councillor Nigel Wilkin, returned to the room to Chair the remainder of the meeting.

- i) Thetford: Former Elm Road Day Centre, Elm Road: Reference: 3PL/2019/1531/F

Proposed change of use of existing building from day centre (D1) to provide affordable housing with a combination of dwelling houses (C3 use), comprising 3 no. flats and an HMO (Sui Generis), providing further bed spaces along with external alternations and associated works.

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.

No representations were made in respect of the application.

Due to the site falling within the SSSI Impact Risk Zone, Natural England must be consulted on this application.

Action By

**DECISION: subject to no objections being received from Natural England, Members voted unanimously for approval as recommended subject to the conditions as listed in the report.**

- j) Thompson: Land to east of Marlpit Road & South Mill Road: Reference: 3PL/2019/1189/F

Erection of 6 dwellings.

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.

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 (spoke against the application)

Applicant's Agent: Geoff Armstrong (Rigg Planning)

Thompson Parish Council: Cllr Angus Welch

Objector: John Stanley

**DECISION: Members 9 x 2 for refusal contrary to the Officer's recommendation of approval.**

**REASONS: Members felt that the proposed development would lead to the number of dwellings in the settlement increasing by significantly more than 5%, contrary to Policy HOU4. The proposal would have a negative impact to the landscape and character of the area.**

**DECISION: REFUSED**

**32/20 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (FOR INFORMATION) (AGENDA ITEM10)**

Noted.

**33/20 APPEALS DECISIONS FOR FEBRUARY (FOR INFORMATION) (AGENDA ITEM 11)**

Noted.

The meeting closed at 2.10 pm

CHAIRMAN