

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 26 November 2012 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Mrs S Armes
Mr S.G. Bambridge
Councillor C Bowes
Mr T R Carter
Mr P.D. Claussen
Mr T.J. Lamb

Mrs J A North (Vice-Chairman)
Mr W. R. J. Richmond
Mr M. S. Robinson
Mr F.J. Sharpe
Mrs P.A. Spencer
Mr N.C. Wilkin (Chairman)

Also Present

Mr M.A. Kiddle-Morris (Ward
Representative)
Mr R.P. Childerhouse (Ward
Representative)

Mrs L.S. Turner (Ward Representative)

In Attendance

Paul Jackson
Heather Burlingham
John Chinnery
Jane Osborne
Nick Moys
Mike Brennan
Martin Pendlebury
Darryl Smith

Planning Manager
Assistant Development Control Officer*
Solicitor & Standards Consultant
Committee Officer
Principal Planning Officer (Major Projects)*
Principal Planning Officer*
Director of Planning & Business Manager*
Principal Housing Officer (Strategy and
Enabling)

* Capita Symonds for Breckland Council

123/12 MINUTES

Subject to it be noted that Cllr E Jolly was present as a Ward Representative, the Minutes of the meeting held on 29 October were confirmed as a correct record and signed by the Chairman.

**124/12 DECLARATION OF INTEREST AND OF REPRESENTATIONS
RECEIVED**

As Ward Representative, Mr Childerhouse, declared under the Code of Conduct, with regard to Agenda Item 9, Schedule of Planning Applications Item No. 2 (Weeting), that whilst he was a member of the Parish Council and a relative of the landowner, he had no financial interest himself or was not the landowner.

Cllr Bambridge declared with regard to Agenda Item 9, Schedule of Planning Applications Item No. 1 (Sparham) that he had attended various meetings in Sparham where the matter was discussed.

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125/12 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA

Item No. 6, of Agenda Item 9 Schedule of Planning Applications, Taylor Wimpey UK Ltd Attleborough, had been deferred prior to the meeting at the request of the Highways Consultant to allow further information to be obtained.

126/12 LOCAL DEVELOPMENT FRAMEWORK (STANDING ITEM)

The Adopted Breckland Policies and Proposals Maps were available for Members to collect from the Policy Team.

Members would be updated in due course on the outcome of the legal challenge with regard to the TAAP which was being heard on 26 and 27 November, 2012.

127/12 DEFERRED APPLICATIONS

Noted.

128/12 SCHEDULE OF PLANNING APPLICATIONS

RESOLVED that the applications be determined as follows :

- (a) SPARHAM : Erection of five dwellings and access drive :
Applicant : Mr David Sayer : Reference : 3PL/2012/0050/F

Cllr Bambridge declared he was the Ward Member for Sparham and had attended various meetings in the village where the matter had been discussed.

The application sought full planning permission for the erection of five dwellings and access drive and was outside the Settlement Boundary. Approval was recommended subject to conditions and a Section 106 Legal Agreement, ensuring that three of the dwellings were provided and retained as affordable units and to secure a financial contribution towards local recreation projects.

Mr Sayer, Applicant, stated that he would be the landlord of the affordable housing which would be at affordable rents. His preferred choice in lieu of a recreational contribution would be that he gave the half acre of land that adjoined the village hall and church to the Parish Hall Committee.

Cllr Bambridge advised that historically there was a declared basis for growth for Sparham. Housing needs had been declared in the village. The two open market houses would be used by people who worked in the village. The proposal had the support of the Parish Council and himself. The half acre of

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land had been used by the village for decades.

RESOLVED, that the application be deferred and the Officers authorised to approve it as recommended, on completion of the legal agreement and to include either the proposal by the applicant of land being given to the Parish Council or a financial contribution towards local recreation projects.

- (b) WEETING : Change of use from agriculture to sports & recreation (D2e) : Applicant : Weeting Parish Council : Reference : 3PL/2012/0578/CU

Change of use was sought of 4.48 ha of agricultural land to sports and recreation outside the Settlement Boundary. The proposal would provide 2 full size football pitches, 1 three quarter size pitch and 3 five-a-side training/junior pitches.

An email had been received from Cllr Monson, local member for Weeting which was read out by the Principal Planning Officer, the contents of which covered the fact that it was very important that Weeting expanded its sports facility, with football being one of its popular sports. The proposed site would not have any access problems. He proposed that a TROD (hard surface path) ran alongside Lynn Road.

The Principal Planning Officer stated that it had not been adequately demonstrated that the recreational facilities were located in an appropriate sustainable location in the village in terms of sustainability and accessibility to non car users. Moreover the site was sub optimal in terms of the constraints the proximity to the SPA placed on the ability of the location to support future facilities. Conditions required by Natural England would prevent the erection of buildings and structures and lighting and thus would limit the benefit to the village, and the Application was therefore recommended for refusal.

Mr Childerhouse, Ward Representative, declared that he was a member of the Parish Council and was a relative of the landowner, but that he had no financial interest or was not the landowner himself. He stated that the application had the support of NCC and Elizabeth Truss MP. Local service centres such as Weeting should be supported. Weeting Football Club had an increasingly large following and players could not all use a single pitch. The facilities at Methwold High School and Brandon High School had been used in the past. The parish project was community lead, and grant funding was available for sports pitches. Whilst it was accepted that the site was at one end of the village, a considerable majority of people would live within a sustainable distance of the new site and would not have far to walk to the new facilities.

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Mr Green, Agent and Secretary of Weeting Football Club explained that links with junior teams had been developed and the football club continued to grow with a dramatic rise in the number of players wanting to play in Weeting to include junior, veteran and women's teams. The FA were quite favourable to the proposal and would help them. The proposal represented the start of a process that would ensure success of a vibrant football club. Training sessions could be expanded and improved. There would be parking facilities for 50-80 cars. Most of those involved lived in the village, and football colours were worn with pride in the team, club and village.

Mr Nairn, as a member of the Applicant Council, said the existing site would be retained by the Parish Council.

Mr Childerhouse acknowledged that whilst it was disappointing that a building could not be accommodated as the entire village was engulfed by the Stone Curlew buffer zone, they would do the best they could to make it work. The site would be maintained as the current playing fields were.

Members were concerned that there were several disadvantages, that the new facility would be without a changing pavilion and toilet facilities, food and drink could not be supplied, and there was a lack of storage facilities for equipment.

Refused, as recommended, on the grounds that the application did not represent the most sustainable option to meet the identified need.

- (c) SHIPDHAM : Development of eight homes with care units including communal area : Applicant : Mr T Thompson : Reference : 3PL/2012/0770/F

Full planning permission was sought for the erection of eight residential units and a central communal area outside the Settlement Boundary. The application was recommended for refusal because it would represent an unsustainable form of residential development, without special justification, in an isolated rural location which would be detrimental to highway safety. It would have an unsatisfactory impact on landscape, an unacceptable loss of tree coverage, and the applicant had failed to adequately assess the impact on protected species.

The Tree & Countryside Consultant no longer objected subject to condition. NCC Highway's objected due to inadequate visibility splays and the site being remote from facilities. Strong concerns had been received from the Planning Policy Team as the units were not classed as affordable. The Applicant was willing to offer a Section 106 Agreement and would be happy to accept a local needs connection.

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Members were asked to recognise the compounding element of additional buildings when added to the range of buildings at Wood Farm itself, which would create an urban environment with regard to landscape impact on the countryside.

Mr Took, Agent, explained that the proposal sought to provide a modest scheme of 8 units, avoiding any institutional feel, and there was a shortage of that type of accommodation. Traffic to the site, which was within walking distance to village facilities, would be limited.

Mr Thompson, Applicant, stated that carers would be in attendance and preliminary discussions had taken place with Manor Court Care.

Mrs L Turner, Ward Representative for Shipdham, strongly urged the Committee to approve the application as it met criteria for special justification. The Applicant would provide 8 small units for local people to rent which would allow them to stay close to friends and family. The location was peaceful and close to facilities. The link with the existing care home would ensure residents were part of a sustainable community which was in favour of the development and they valued the need for the unique proposal.

A Member felt that care in the community needed special consideration. Dementia sufferers needed a quiet and controlled environment.

Whilst the application was applauded by some Members, they had concerns that the proposed development was isolated, difficulties would be encountered by service vehicles and it was questioned whether the entrance/exit could be improved by Highways.

In answer to a question raised as to whether any other sites had been identified, Darryl Smith, Principal Housing Officer, Strategy & Enabling, stated that there was a very high need for housing with care and that given the reduction in funding, they were very supportive to an applicant who already owned land. The tranquillity was ideal for the type of application proposed.

The Planning Manager felt that given there were too many issues unanswered, Members might want to defer the application.

Issues were :

Who could occupy the units?
No draft legal agreement had been agreed

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Could the entrance/exit be improved?
Impact on newts in the pond
Re-visit the layout of the two separate units

A recommendation was made to defer the application which was seconded.

RESOLVED, that contrary to the recommendation of Officers, the application be deferred to allow time for the concerns raised by Members to be answered and addressed.

- (d) BEESTON : Proposed 3 no. dwellings & garages : Applicant : Middleton Developments Ltd : Reference : 3PL/2012/0937/F

The application, recommended for approval, was for full planning permission to demolish part of an existing detached bungalow known as Brereton and to construct three detached two-storey dwellings and garages on garden land to the rear of Lazy Acre and Brereton.

Mr Farrall, Parish Council, advised that the Parish Council found no material differences between the current proposal to the previous one refused in December 2010. The development would affect near neighbours, was an inappropriate development of residential gardens, was not of good design, and no communication had been received from the developer. NCC's conclusion was unsatisfactory and he raised doubt about the noise calculations. Fuel tankers would have to park close to the school.

Mrs Pooley, Objector, questioned why villages should lose their peace and quiet. The scale and character of the proposal would be visibly intrusive. Road frontage sites should be developed before back gardens.

Mrs Drew, Objector, stated that the proposal was for inappropriate buildings in an inappropriate place and would be an eyesore which would directly overlook neighbours and impact on their lives. Beeston was a small pretty rural village where she had lived for over 10 years enjoying its peace and tranquillity and added that there were better suited places within the village.

Mr Smith, Agent, advised that the applicant had addressed the comments made by the Inspector. Tarmac would be used and a 1.8m closed boarded fence erected adjacent to the access which would provide sound attenuation within guidelines. Vehicles would drive slowly down the private driveway. Access width would be 3.7m.

Mr Kiddle-Morris, Ward Representative, stated that he did not

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believe that the applicant's mitigation carried weight under the Planning Policy Framework. It was cynical to demolish part of a house to obtain access to back gardens and was a contravention of planning policy.

The applicant, Mr Middleton, confirmed that the proposed modifications would be carried out to Brereton before the development took place.

A Member asked whether sufficient turning space could be incorporated within the plot to allow delivery vehicles (e.g refuse) to turn round. The Principal Planning Officer stated that no objections had been received with regard to refuse, and he felt there would be sufficient scope for the storage of bins to be placed at the front of site prior to collection. He explained the policy decisions with regard to NPPF. Given that the proposed dwellings would consist of 3-4 bedrooms and only two spaces per dwelling had been allocated, a Member commented that the site would be constrained.

Approved, as recommended subject to conditions as detailed in the report with the additional conditions that alterations were to be carried out to Brereton before any other works commenced and relating to details of drainage.

- (e) HARLING : Residential development of 17 dwellings with associated roads and infrastructure : Applicant : Mr & Mrs P Burton : Reference : 3PL/2012/0946/F

Members had received communication on the item.

Full planning permission was sought to demolish an existing dwelling known as Cloverfields, and construct 17 dwellings and associated garages on land off Lopham Road, East Harling. Whilst part of the site was outside the Settlement Boundary for East Harling, the principle of residential development had been established through the granting of planning permission on the site in 2011. The proposal accorded with the relevant policies of the Breckland Core Strategy and the National Planning Policy Framework and was recommended for approval.

The Principal Planning Officer (Major Projects) advised that the current scheme differed from that previously approved in terms of the layout of the proposed dwellings and the creation of new additional vehicular access off Lopham Road. Since the publication of the Agenda, it was proposed that the majority of the belt of pine trees would be replaced by a more domestic scale planting scheme. Six affordable dwellings would be available, and not 9 as published in the Agenda.

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Mr Taylor, Objector, believed that the Highways Authority had not objected as they had not taken into consideration the exits would have industrial use and explained that lorries blocked the visibility of a substantially dangerous junction. He would be happy to relinquish some open space, but would need a contribution. He felt that one of the proposed garage blocks would be better suited as parking as it would impact on the lighting with regard to some of his own development plots.

Mr Belton, Agent, advised that extensive consultation had been carried out with NCC Highways, and the residential amenity of each dwelling had been carefully designed. He confirmed that double and acoustic glazing would be included on plot 17. The proposal was an improvement on the previously approved scheme and would be immediately deliverable.

RESOLVED, that the application be deferred and the Officers authorised to approve it as recommended, on completion of the legal agreement.

- (f) ATTLEBOROUGH : Erection of 375 dwellings with assoc. parking, garages & landscaping (Full) & Outline for Employment Development (Re) : Applicant : Taylor Wimpey UK Ltd : Reference : 3PL/2012/0958/H

Deferred, prior to the meeting at the request of the Highways Consultant to obtain further information.

Notes to Schedule

Item No.	Speaker
1	Mr Sayer, Applicant
2	Mr Childerhouse, Ward Representative Mr Nairn, Applicant Mr Green, Agent
3	Mrs Turner, Ward Representative Mr Thompson, Applicant Mr Took, Agent
4	Mr Kiddle-Morris, Ward Representative Mr Farrell, Parish Council Mrs Drew, Objector Mr & Mrs Pooley, Objectors Mr Middleton, Applicant Mr Smith, Agent
5	Mr Taylor, Objector Mr Belton, Agent

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Written Representations Taken Into Account

Reference No.	No. of Representations
3PL/2012/0050/F	1
3PL/2012/0578/CU	6
3PL/2012/0770/F	1
3PL/2012/0937/F	4
3PL/2012/0946/F	11
3PL/2012/0958/H	12

129/12 APPLICATIONS DETERMINED BY THE DIRECTOR OF COMMISSIONING

Noted.

130/12 ENFORCEMENT ITEMS (FOR INFORMATION)

Noted.

131/12 APPLICATIONS DETERMINED BY NORFOLK COUNTY COUNCIL (FOR INFORMATION)

Noted.

132/12 APPEAL DECISIONS (FOR INFORMATION)

Noted.

The meeting closed at 12.45 pm

CHAIRMAN