

BRECKLAND COUNCIL

At a Meeting of the

DEVELOPMENT CONTROL COMMITTEE

**Held on Monday, 25 February 2008 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Councillor E. Gould (Chairman)	Mr M.A. Kiddle-Morris
Mr W.P. Borrett	Mr J.P. Labouchere
Councillor Claire Bowes	Mr T.J. Lamb
Mr P.J. Duigan	Mr B. Rose
Mr P.S. Francis	Mr F.J. Sharpe
Mr M. Fanthorpe	Mrs P.A. Spencer
Mrs S.R. Howard-Alpe	Mr M. Spencer
Mrs D.K.R. Irving	Mr N.C. Wilkin (Vice-Chairman)
Mr R. Kemp	

Also Present

Mr J.W. Nunn	Mrs A.L. Steward
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In Attendance

Mike Brennan	- Principal Development Control Officer
Julie Britton	- Senior Committee Officer
John Chinnery	- Solicitor & Standards Consultant
Phil Daines	- Development Services Manager
Andrea Long	- Environmental Planning Manager

22/08MINUTES (AGENDA ITEM 1)

A correction was necessary so that Minute No. 13/08 read: "the Chairman declared a prejudicial interest in item 4 of the Schedule of Applications (North Elmham) as she had relatives *who owned a site adjacent to the site in question*".

Subject to the above correction, the Minutes of the meeting held on 4 February 2008 were confirmed as a correct record and signed by the Chairman.

23/08APOLOGIES (AGENDA ITEM 2)

Apologies for absence were received from Mr A Byrne and Mrs M Chapman-Allen.

24/08DECLARATION OF INTEREST (AGENDA ITEM 3)

Members and Officers were asked to declare any interests at the time the applications were made.

25/08CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman advised the meeting of the procedures for public speaking.

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26/08 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

Item 5 of the Schedule of Applications (Gressenhall) had been withdrawn. The outstanding issues had been resolved, and in agreement with the Chairman, the application had been dealt with under delegated powers.

27/08 LOCAL DEVELOPMENT FRAMEWORK (STANDING ITEM) (AGENDA ITEM 7)

The Environmental Planning Manager was in attendance for this item.

Members were informed that the consultation on the Core Strategy would continue until 10 March 2008. Until that time, further meetings and exhibitions would be held with the following Parish and Town Councils:

- Attleborough – Monday, 25 February 2008 – a public exhibition at the Town Hall - 3pm until 7pm
- Shropham - Wednesday, 27th February 2008 in the evening
- Weeting – Saturday, 1 March 2008 in the morning.

With regard to the site specifics, landowners and agents who had shown an interest in land being included in the Local Development Framework would be written to, asking them to clarify details of the sites and remind them that the sites would need to be in the public domain. Those details would then be released to Town and Parish Councils for publication.

Following the above, a consultation programme would have to be established. Further meetings would be arranged to coincide with Town and Parish Council meetings so that full a full public consultation could take place.

28/08 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

RESOLVED that the applications be determined as follows:

- a) Item 1: 3PL/2007/1750/F: Harling: Thorpe Woodlands, West Harling: Outdoor activities centre including hostel accommodation and camping for Suffolk County Council

Approved, as recommended, subject to an additional condition to be added by the Development Services Manager in relation to the termination of the use of the existing site (which includes the Ancient Monument) as an outdoor activities centre within a period to be specified, in consultation with Suffolk County Council. A Member wished for it to be noted that he objected to the application purely on design grounds.

- b) Item 2: 3PL/2007/1818/F: Thetford: Sainsburys London Road: Single storey front extension incorporating new entrance lobby and ATM pod, single storey side extension and associated

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works for Sainsbury Supermarket Ltd

Members were informed that since the publication of the report the proposal had been revised to re-locate the ATM pod to the front elevation towards the corner of the store.

Deferred, contrary to the recommendation; however, the Development Services Manager be authorised to grant permission subject to conditions and subject to the completion of a S106 Agreement or unilateral undertaking, to secure the contribution of £50,000 towards the Thetford Walking and Cycling Network.

The Committee noted that the £50,000 would be paid to Norfolk County Council before the occupation of the extension.

- c) Item 3: 3PL/2007/1904/F: Attleborough: Plots 3 & 4 Bunns Bank: Erection of factory/office building for Multi Fab Ltd

Approved, as recommended. Members were of the opinion that the Highway Authority request of £25,000 towards a new footpath was unreasonable.

- d) Item 4: 3PL/2007/1978/F: North Lopham: Beech House, The Street: Two storey side extension to house and alterations to previously approved bedroom extension for Mr & Mrs R Gilbert

Approved, as recommended.

- e) Item 5: 3PL/2007/2022/F:Gressenhall: Garden to 6 Bittering Street (Swan Drive): New house and garage for Mr &Mrs M Errington

This item had been withdrawn (see Minute No. 26/08 above)

- f) Item 6: 3PL/2007/2049/F: Attleborough: Barrier Biotech, 36 & 37 Haverscroft Ind. Estate, New Road: Double steel frame extension to either side of an existing steel portal frame building for Breckland Council

Approved, as recommended.

- g) Item 7: 3PL/2007/2072/F: Beeston: Glebe Barn, Herne Lane: Proposed conversion of barn to dwelling and creation of new access for Mr A and Mrs E Middleton

Refused, as recommended. Members felt that the applicants should reasonably demonstrate that there was no interest in re-using the barn for business purposes by advertising it for a period of not less than 12 months in accordance with PPS 7.

- h) Item 8: 3PL/2007/2073/F: Dereham: Greens Road: Erection of builders merchants for SCWS Ltd

Approved, as recommended.

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- i) Item 9: 3PL/2008/0023/F: Scarning: Westholme, Chapel Road: Erection of new dwelling in garden for Mr & Mrs E Goward

Approved, as recommended.

Notes to the Schedule

The following persons were in attendance to speak on the following items:

<u>Item No.</u>	<u>Speaker</u>
2	Mr O'Hare, Applicant's Agent
3	Mr Cocks, Applicant
4	Mr Hall, Applicant's Agent Mr Nunn, Ward Representative, in support of the application
7	Mr Moulton, Applicant's Agent Mr Middleton, Applicant
9	Mr Ivins, Applicant's Agent, to answer questions

Written representations taken into account

<u>Reference No.</u>	<u>No. of Representations</u>
3PL/2007/1904/F	2

29/08 APPLICATIONS DETERMINED BY THE DEVELOPMENT SERVICES MANAGER (FOR INFORMATION) (AGENDA ITEM 10)

The item was noted.

30/08 APPLICATIONS DETERMINED BY NORFOLK COUNTY COUNCIL (FOR INFORMATION) (AGENDA ITEM 11)

The item was noted.

31/08 APPEALS DECISIONS (FOR INFORMATION) (AGENDA ITEM 12)

The Development Services Manager updated Members on the following appeals:

APP/F2605/C/07/2042378: Litcham: Land at Punch Farm: Appeal against an enforcement notice (dismissed and the enforcement notice upheld).

Members were reminded of the application where the applicant had erected an agricultural building for storage purposes but had moved livestock in. The matter had been brought to the Committee where the application for the change of use had been refused. The Planning

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Inspector had agreed and required that the barn not be used for the housing of livestock.

APP/F2605/A/07/2056827: Longham: Pond Lodge, Wendling Road: Appeal against a refusal to grant planning permission (dismissed).

The Inspector had concluded that the dwelling was not of a standard that warranted it to be built outside the settlement boundary. However, the Inspector had stated that eco houses of this type should be classed as customary in the future.

The meeting closed at 11.45 am

CHAIRMAN