

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 27 June 2016 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Mr R F W Brame
Mr H E J Clarke
Mr P.D. Claussen
Mr P.J. Duigan
Mr A.P. Joel
Mr K. Martin

Mr F.J. Sharpe (Vice-Chairman)
Mr N.C. Wilkin (Chairman)
Mr P S Wilkinson
Mr P R W Darby (Substitute Member)
Mrs J Hollis (Substitute Member)

Also Present

Mr P M M Dimoglou
Mr K Gilbert

Mrs S M Matthews

In Attendance

Teresa Smith
Cathey Rix
Chris Hobson
James Tipping
Mike Brennan
Nick Moys
Simon Wood
Sarah Robertson
Jane Linley

Democratic Services Officer
Planning Assistant*
Principal Planning Officer*
Principal Planning Officer*
Operations & Contract Manager
Principal Planning Officer *
Interim Business Manager (Capita)
Planning Policy Officer*
Solicitor, NPLAW

* Capita for Breckland Council

76/16 MINUTES

The Minutes of the meeting held on 31 May 2016 were confirmed as a correct record and signed by the Chairman.

77/16 APOLOGIES & SUBSTITUTES

Apologies were received from Councillors Bowes and Newton. Councillors Darby and Hollis were present as substitutes.

78/16 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED

Agenda Item 9: Deferred Applications

c) SWAFFHAM: Councillor Darby declared that as Mayor of Swaffham and a member of the Town Council that he would not take part in the discussion or vote on these items.

Agenda Item 10: Schedule of Planning Applications

Item 2: WEETING: Councillor Brame abstained due to being a shop owner in Brandon.

Item 4: SWAFFHAM: Members had received representations. Councillor Nigel Wilkin (Chairman) had met with developers to discuss the outline application but

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had not expressed views at the meeting.

Item 4 & 6: SWAFFHAM: Councillor Darby declared that as Mayor of Swaffham and a member of the Town Council that he would not take part in the discussion or vote on these items.

Item 13: Councillor Duigan had received correspondence. Councillor Martin spoke as a Ward representative and did not take part in the vote.

79/16 CHAIRMAN'S ANNOUNCEMENTS

The Chairman confirmed that the briefing by Anglian Water would take place in the Autumn.

80/16 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA

Agenda Item 10, Schedule Item 8 (Banham) had been deferred from the Agenda for further information.

81/16 URGENT BUSINESS

None.

82/16 LOCAL PLAN UPDATE (STANDING ITEM)

The Planning Policy Officer presented the update at page 19 of the Agenda. The Local Plan Working Groups were expected to take place week commencing 11 July and encouraged as many Members to attend as possible.

It was noted that the Dereham Transport Study and Flood Risk Assessment had not yet been received, and Members felt frustrated that decisions could not be made on the site specifics before that information had been received.

83/16 SMALL SCALE HOUSING DEVELOPMENTS WITH DECISIONS NOT ISSUED

Four applications had been approved by the Committee during the past six months, but the issue of the decisions were deferred subject to the completion of a section 106 agreement to secure a contribution towards affordable housing. Due to a change in government policy the requirements of Policy DC4 could no longer be secured for development that fell below the 11 dwellings or 1,000sq m threshold.

It was **RESOLVED** that given the change in circumstances delegated powers be granted to the Executive Director of Place to issue the relevant planning permissions without the need for s106 agreements.

84/16 DEFERRED APPLICATIONS

- a) WATTON: Modify Section 106 Agreement, Former RAF Radar Site: Applicant: Bennett Homes: Reference: 3OB/2015/0007/OB

Items 84a) and 84b) were discussed together as they were closely linked. A site visit had been carried out since the previous committee meeting where a number of issues had been raised.

Comments on a)

It was proposed that the developer would provide the open space early Spring

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2017.

Councillor Gilbert (Ward Representative) said the site had been designated for leisure and recreational use and the town had waited a long time for the use of the land. He urged Members to object.

A letter of objection from Councillor Wassell (Ward Representative) endorsed that residents had waited long enough for the use of the land.

A letter of objection was read on behalf of Councillor Rogers (Ward Representative) which requested that the land was returned to Breckland Council.

Councillor Claussen suggested that enforcement procedures should apply if the S106 agreement was not completed within the timescale.

Comments on b)

Councillor Gilbert (Ward Representative) highlighted issues of access to the development; drainage issues; and the additional pressure on the local public services.

Ms Williams (Objector) raised concerns particularly on access and safety along Portal Avenue; the felling of 18 protected trees; and drainage issues.

Parking at the site was identified as an issue and whilst no provision for visitor parking had been identified this could be dealt with by further discussion and conditions.

The Chairman asked for the junction to be re-considered and felt concerned about the finished result of the road surfacing. He was also disappointed that the affordable housing allocation had been reduced to 7%.

Approved, as recommended

- b) WATTON & CARBROOKE: Erection of 80 dwellings, Portal Avenue: Applicant: Bennett Homes: Reference: 3PL/2014/1378/F

This item was discussed under minute ref 84a) above.

Approved, as recommended

- c) SWAFFHAM - Land North of Norwich Road: Applicant: Manor Oak Homes: Reference: 3PL/2015/0550/O

The application was for outline planning permission for the erection of up to 165 homes which would provide 29.7% of affordable housing.

The Lead Local Flood Authority (LLFA) had raised concerns relating to surface water drainage, and the Applicant had responded to those issues.

Anglian Water had confirmed that the existing network had capacity.

Mr Armstrong (Agent) said no objections had been raised by the statutory authorities, and issues raised by LLFA would be resolved. A noise report had been submitted with the application.

Mr Scott (Swaffham Town Council) argued that a number of houses had already

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been approved for Swaffham. There would be significant harm to intrinsic character and the amenity of the area because Swaffham had issues with poor air quality within the south of the town.

Mr Day (Objector) opposed the application on the basis of traffic issues and local services being overstretched.

Councillor Matthews (Ward Representative) said there was concern within the town, and full attention should be given to the water issues.

Councillor Clarke asked if the density of 25 dwellings per hectare was average. It was confirmed this was a common level and considered reasonable.

The flood and water management would be controlled by a drainage strategy, which was not being approved at this stage.

Deferred and the officers authorised to grant approval, subject to conditions and a Section 278 agreement for off-site highway works, and the completion of a section 106 agreement.

85/16 SCHEDULE OF PLANNING APPLICATIONS

RESOLVED that the applications be determined as follows:

Item 1: ATTLEBOROUGH: Land fronting the northwest side of London Road: New 630 Pupil Primary School and associated external works and a standalone 52 place nursery building: Applicant: Norfolk County Council: Reference: 3CM/2016/0014/CM

This item was discussed alongside Item 13.

This was a County matter application of which Breckland were a statutory consultee. Four access routes were proposed, two would serve the school, and two would serve the residential development. Key issues highlighted included noise, lighting, and highway safety.

Environmental Health had considered noise and lighting and found it to be acceptable. Norfolk County Council Highways had raised concerns about the four access points, but would continue to address the issue.

Councillor Crouch (Attleborough Town Council) supported the provision for Attleborough. However, he raised concerns on the level of parking for parents to drop off/pick up the children. No footpath or cycleway had been identified. Concerns were also raised with regard to travelling between the schools and the impact this would have on traffic within the town. He added that the development of the residential area in front of the school would not allow the school to grow in the future.

Mr Smith (Agent) confirmed that 3-hectares was sufficient area for the primary school. He would be happy to agree to a condition that a footpath and cycleway be added prior to occupation.

Councillor Joel added his concern with the parking at the school and transport through the town.

The Chairman asked that the parking issue be considered.

Approved, as recommended.

Item 2: WEETING: Mundford Road: Mixed use development food store/petrol filling station/play barn/business trade/access road & car parking: Applicant: Brandon Promotions Ltd: Reference: 3PL/2013/1184/O

It was recommended that the application be refused for the following reasons:

- 1) The applicant had failed to demonstrate that sequentially preferable locations for the development were not available, furthermore the proposed retail development by way of its scale and location outside of Brandon Town Centre, would draw significant levels of trade and as a result cause significant harm to the vitality and viability of Brandon Town Centre.
Furthermore the proposed development virtue of lack of connectivity to the centre of Brandon would fail to encourage more sustainable modes of travel and would not provide for a sustainable form of development furthermore the submitted plans fail to demonstrate that the site can be adequately accessed and serviced for the purposes of the development proposed.
- 2) Insufficient information had been submitted to allow a full assessment of the implications of the development on:
 - a. The ecology and wildlife within and around the site and the ecological and nature conservation value of the surrounding European Protected sites
 - b. Flood risk and the risk of pollution of controlled waters

Refused, as recommended

Item 3: ICKBURGH: Manor Farm, Ashburton Road: Erection of 6 dwellings in 2 separate blocks with associated parking and amenity areas: Applicant: Mr & Mrs Long: Reference: 3PL/2015/0472/F

Councillor Claussen felt the application did not allow for sufficient car parking spaces.

Approved, as recommended

Item 4: SWAFFHAM: Norwich Road: Outline Planning application for the erection of up to 185 dwellings (including details of access): Applicant: MLN (Land & Properties) Ltd: Reference: 3PL/2015/0917/O

Anglian Water had confirmed that the existing network would be capable. The LLFA raised no objections subject to a drainage strategy being submitted.

Mr Presslee (on behalf of Agent) said this was a logical extension to the town providing much needed housing in the area.

Mr Day (Objector) raised objections based on traffic issues and air pollution within the town.

Mr Nye (Supporter) highlighted the economic benefit and said it would enhance the customer base of the town. It was recognised that access to the town could be difficult however; this development would provide easy access to the existing major routes.

Mr Scott (Town Council) asked Members to refuse the application based on the

harm to the environment.

Councillor Matthews (Ward Representative) felt Swaffham should be expanded in order to keep the town alive. It was recognised that there was poor air quality to the south of the town, which was being monitored.

Deferred and the officers authorised to grant approval, subject to conditions and the completion of the section 106 agreement.

Item 5: LITCHAM: Land adjacent Anvil House, Butt Lane: Erection of detached dwelling: Applicant: Mr & Mrs P Madden: Reference: 3PL/2015/1399F

The Highways Authority had raised objections due to inadequate visibility splays, which would cause danger and inconvenience to users of the adjoining public highway.

Mr Madden (Applicant) said the access was currently being used for up to seven vehicle movements per day.

Councillor Gould (Ward Representative) had sent a letter in support of the application.

Councillor Joel felt that as the Parish Council had supported the application, there was no reason why the Committee should go against that decision.

The Applicant was asked if there would be room for additional parking if the application was approved. It was confirmed that a larger turning circle would be incorporated allowing for vehicles to be able to pull in and drive out of the drive.

Approved, contrary to the recommendation.

Item 6: SWAFFHAM: Land to the west of Watton Road: Up to 175 dwellings including affordable housing and open space with detailed means of access: Applicant: Abel Homes Ltd: Reference: 3PL/2016/0068/O

This application formed the second phase of development within the area.

Mrs Coombs (Objector) said there were already issues of getting on to the Brandon Road from the current site, and was concerned the additional traffic would exacerbate the issue. In addition there had already been sewage issues on the current phase, and felt the further development would not help the issue.

Deferred and the officers authorised to grant approval, subject to conditions and the completion of the section 106 agreement.

Item 7: SCARNING: The Woodlands, Rushmeadow Road: New dwelling and garage: Applicant: NR20 Developments: Reference: 3PL/2016/0160/F

Approved, as recommended

Item 8: BANHAM: Rosary Farm, Kenninghall Road: Erection of 4 dwellings: Applicant: Mr Graham Hancy: Reference: 3PL/2016/0232/O

This item was deferred for further information.

Item 9: SCARNING: Annexe to Grange Cottage, Dereham Road: Conversion and extension of existing garage to form annex accommodation: Applicant: Mr Adam

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Riley: Reference: 3PL/2016/0332/HOU

The key issue raised was that permission had been granted in 2007 for a similar building and the permission had been implemented. The scheme was considered to be well screened and the impact on the neighbours was limited. The annex would be used for the owner of the house, and the carer.

Mr Whitehead (Objector) said Garden Cottage had now been advertised for rent, and it was suspected that the proposed application would be rented out once it was built.

Mrs Haller (Objector) added that Garden Cottage was already built with wheelchair access in mind, and could not see the need for this building.

Refused, contrary to the recommendation.

The reasons for refusal were:

1. that the scale and design of the proposed development was inappropriate for the site and location.
2. There would be an unacceptable visual impact from the proposed development.

Item 10: SHIPDHAM: Barn at Land affronting Dereham Road: New dwelling and carport: Applicant: Mr & Mrs Paul Meachen: Reference: 3PL/2016/0348/F

Members were informed that the applicant had previously received prior approval to convert an existing agricultural building. Since that approval, a Tree Preservation Order (TPO) had been made which meant that the prior approval could not be implemented. This application allowed the applicant to significantly enhance the design of the property to be aesthetically pleasing.

Mr Dimoglou (Ward Representative) said that neighbours had been concerned about the proposed application; however, due to consultation with the applicants who now agreed that the revised scheme was much better.

Mr Barnes (Supporter) agreed that this application was much better than the previous one submitted.

A letter of support from Councillor Paul Hewett (Ward Representative) was presented to Members.

Approved, contrary to the recommendation.

Item 11: HARLING: The Cottage, Fen Lane: Erection of dwelling & detached garage: Applicant: Mr John Edward Taylor: Reference: 3PL/2016/0392/O

Norfolk County Council Highways had raised concern due to the restricted visibility at adjacent road junctions.

Mr Taylor (Applicant) said the Parish Council had been in consultation with Highways, who had put a visibility mirror up opposite the junction, which has now helped.

Councillor Jolly (Ward Representative) added that despite repeated requests to the Highways there was no street parking control within the village. There had been additional planning permissions granted in the nearby vicinity.

Approved, contrary to the recommendation.

Item 12: ATTLEBOROUGH: London Road: Erection of 16 dwellings and associated works: Applicant: Norfolk County Council: Reference: 3PL/2016/0416/O

This item was discussed under Item 1 above.

Approved, as recommended.

Item 13: ATTLEBOROUGH: Land to the east of London Road: Change of use from Agricultural land to industrial B1, B2 and B8: Applicant: Norfolk County Council: Reference: 3PL/2016/0417/O

This application was linked to Items 1 and 12.

Councillor S Taylor (Attleborough Town Council) queried why the site had not been put forward as part of the Neighbourhood Plan. However, the Town Council supported the application.

Mr Hinde (Objector) raised concerns based on drainage, lights and noise.

Mr Smith (Agent) added that they had worked closely with Norfolk County Council and Breckland Council and felt that the piece of land was appropriate for employment use and was sustainable.

Councillor Martin (Ward Representative) expressed his support for the application.

Councillor Claussen asked that that a condition was added with regard to light pollution.

Approved, as recommended

88/16 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE

Noted.

87/16 APPLICATIONS DETERMINED BY NORFOLK COUNTY COUNCIL (FOR INFORMATION)

Noted.

88/16 APPEAL DECISIONS (FOR INFORMATION)

Noted.

89/16 EXCLUSION OF PRESS AND PUBLIC

The resolution was not moved.

90/16 ENFORCEMENT UPDATE

This item was deferred.

The meeting closed at 5.05 pm

Action By

CHAIRMAN