

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 6 February 2017 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Mr N.C. Wilkin (Chairman)	Mr K. Martin
Mr R. F. W. Brame	Mr M J Nairn
Councillor M. Chapman-Allen	Mr J Newton
Mr H. E. J. Clarke	Mr P S Wilkinson
Mr P.J. Duigan	Mr W. R. J. Richmond (Substitute Member)
Mr A.P. Joel	

Also Present

Mrs J. Hollis	
Mr S. G. Bambridge	Mr W.H.C. Smith

In Attendance

Steven Bell	Legal Advisor (Solicitor)
Mike Brennan	Head of Development Management
Matthew Ellis	Principal Planning Officer*
Chris Hobson	Principal Planning Officer*
Cathey Rix	Technical Support Officer*
Julie Britton	Democratic Services Officer
Sandra Bunning	Assistant Planner*
Jemima Dean	Senior Development Planner*
Lisa O'Donovan	Assistant Planner*
Chris Curtis	Enforcement Manager*

* Capita for Breckland Council

11/17 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 9 January 2017 were confirmed as a correct record and signed by the Chairman.

12/17 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

An apology for absence was received from the Vice-Chairman, Councillor Sharpe; Councillor William Richmond was in attendance as his substitute. Councillor Claire Bowes also sent her apologies.

**13/17 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED
(AGENDA ITEM 3)**

None.

14/17 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman informed the Committee that a temporary Vice-Chairman had to be nominated in the absence of Councillor Sharpe who was unwell following an operation. It was proposed and seconded that Councillor Martin be appointed as Vice-Chairman for this meeting only.

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The Chairman also conveyed his thanks to Councillor Paul Claussen who had recently been appointed as a Member of the Cabinet. He had been a determined Member of the Planning Committee and took no prisoners and was always party to a constructive debate.

**15/17 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA
(AGENDA ITEM 5)**

Agenda Item 8 (pages 20-57), Schedule Items 1 and 2 (Dereham) had been deferred from the Agenda for further Highway information.

Item 7(a) (pages 14-18) for Warren's Lane, Attleborough had been deferred due to last minute changes by the applicant that required further consultation.

Councillor Clarke asked when both the Dereham applications would be brought back to Committee. He further asked if any meetings for large applications such as these had been held outside office hours. The Head of Development Management advised that it was likely that these applications would be on the agenda for the March meeting and as far as the latter question was concerned, a one agenda item meeting had been held for the Thetford SUE which was a complete rarity as generally applications could be dealt with in the morning or the afternoon during office hours.

Councillor Clarke was pleased to see Matthew Ellis, the Principal Planning Officer, at the meeting but had concerns about the Case Officers who were based outside of the Breckland area who were not likely to be aware of the sensitivities of local applications and asked how Breckland extended these concerns in the planning process. The Chairman explained that Capita had various staff and agreed that some were not based in the local area but planning was a thorough process and Officers were aware of the concerns.

16/17 URGENT BUSINESS (AGENDA ITEM 6)

None.

17/17 DEFERRED APPLICATIONS (AGENDA ITEM 7)

- 17.1 ATTLEBOROUGH: Change of use from agricultural to burial site and outline for 8 dwellings: Warrens Lane: Applicant: Righetti: Reference: 3PL/2016/0486/H

Deferred for further information (see Minute No. 15/17 above).

18/17 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 8)

- a. Item 1 – Dereham: Land off Swanton Road: Residential development of up to 216 dwellings, landscaping, openspace, parking and access from Swanton Road: Applicant: Avant Homes (Midlands): Reference: 3PL/2015/1487/0

Deferred for further Highway information.

- b. Item 2 – Dereham: Land off Shipdham Road, Westfield Road and Westfield Lane: Residential development for a minimum of 291 dwellings, link road, open space and recreational space: Applicant: Glavenhill Strategic Land (Number 1) Ltd: Reference: 3PL/2015/1490/0

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Deferred for further Highway information.

- c. Item 3 – Harling: Taylors Drift, Lopham Road: Erection of 3 dwellings: Applicant: Mr David Taylor: Reference: 3PL/2016/0189/F

Chris Hobson, the Principal Planning Officer presented the application which was considered in conjunction with Schedule item 4 (see Minute No. 18/17(d) below). Planning permission for 33 dwellings on an existing development had already been permitted. This application for the erection of 3 dwellings would be located on plot 4 which had a previous permission for one 5 bed dwelling; the proposal if approved would now provide an additional two x 4 bed dwellings.

This application was also being considered alongside application reference 3PL/2016/0192/VAR to make minor material amendments to house types and the layout of the permission of phase 3 of the wider development; this would also include an amendment to the vehicular route.

Approved, as recommended.

- d. Item 4 – Harling: Taylors Drift, Lopham Road: Minor material amendment to planning permission 3PL/2011/1071/F in respect of amendments to design of plots: Applicant: Mr David Taylor: Reference: 3PL/2016/0192/VAR

Approved, as recommended (see Minute No. 18/17(c) above.

- e. Item 5- Saham Toney: Site off Mill View, Ovington Road: Proposed residential development for 10 No. single storey dwellings: Applicant: Ms Heather Rutterford: Reference: 3PL/2016/0766/F

The Principal Planning Officer presented the application which was recommended for refusal due to it being outside a settlement boundary and contrary to policies SS1, CP14, DC02 and policies contained within the National Planning Policy Framework (NPPF) in particular paragraphs 12, 14 and 17.

Chris Parsons, the applicant's agent advised that the application had been due to come before Committee in 2016 and although the application itself was generally positive it was recommended for refusal due to the Council's recent five year housing land supply. The single storey dwellings would infill an obvious gap and once built this high quality accommodation would serve the rental market. Mr Parsons urged Members to approve the application as it was unknown what the Government White Paper was going to contain and felt that smaller housing sites must be considered.

Refused, as recommended.

- f. Item 6 – Mileham: Land off Burghwood Drive: Construction of 3 No. new build dwellings and associated external works: Applicant: Breckland Bridge Ltd: Reference: 3PL/2016/0959/F

Jemima Dean, a Senior Development Planner presented the application. The land ownership was clarified.

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Councillor Clarke asked if the units would be for sale or for the rental market. Members were informed that 4 of the 11 dwellings which had already been granted planning permission were for affordable housing but these three would be for the open market.

Approved, as recommended.

- g. Item 7 – Harling: Flint Cottage, Eccles Road: Erection of dwelling: Applicant: Mrs Pauline Keene: Reference: 3PL/2016/1128/F

Matt Ellis, the Principal Planning Officer presented the application. The site was outside the settlement boundary in the open countryside but was located between two existing properties. An arboricultural impact assessment and Tree Protection Plan had been submitted at the request of the Tree Officer and the proposal, if approved, would be subject to conditions.

In response to a question, the Chairman advised that the proposal would be in keeping with the existing dwellings.

Approved, subject to conditions.

- h. Item 8 – Attleborough: Henri Modern Gents Hairstyles, High Street: Removal of and blocking up of existing shop front and knocking through to adjacent shop: Applicant: Mr Adrian Stasiak: Reference: 3PL/2016/1193/F

The Principal Planning Officer presented the retrospective application. It was clarified that the application remained an A1 use it was just the shop front that required permission. Previous and existing floor plans were highlighted and photographs were shown of the bricked up shop front which was considered not to be detrimental to the character and appearance of the conservation area.

Councillor Clarke asked when the work had been carried out and whether the applicant had been given any advice to seek approval. Members were informed that the works had been carried out fairly recently and the Principal Planning Officer was not aware that advice had been sought. He pointed out that each application had to be taken on its own merits and was not likely to be repeated.

The Chairman advised that Building Control regulations had been met. With this in mind, Councillor Martin asked why this had not been picked up in the planning process. The Head of Development Management explained that building regulations were a completely different set of regulations and might not have been carried out by Breckland Council. In response to a concern, it was noted that the applicant had already been granted permission for the advertisements.

Approved, as recommended.

- i. Item 9 – Attleborough: Woods View, Poplar Road: Approval of a Reserved matters and erection of a two storey dwelling with integral garage: Applicant: Mr Richard Syrett: Reference: 3PL/2016/1313/D

The Principal Planning Officer presented the application which was outside the settlement boundary and located in the open countryside.

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Plans were shown of how the site would sit on the plot in relation to the existing dwellings.

Approved, as recommended.

- j. Item 10 – Stow Bedon/Breckles: Oakglen, Caston Road: Demolition of bungalow and replacement with 2 storey dwelling & associated garage, landscaping and new curtilage: Applicant: Mr & Mrs Tony and Nicky Perkins: Reference: 3PL/2016/1418/F

The Principal Planning Officer presented the application. The proposal was explained and a location map was shown in relation to the nearest settlement boundary. The key issues were highlighted one of which was that the proposal was much larger than the existing footprint and was contrary to Policy DC03 and therefore was recommended for refusal.

Mr Weston, the applicant's agent was in attendance. He explained that the existing dwelling was very small and would not warrant any landscaping investment. The size of the new dwelling would not be disproportionate and the existing dwelling had extensive permitted development tolerances and would allow 300sqm without consent. The roof height had been lowered to allow for a 1½ storey dwelling, no objections had been received and the application, in his opinion, was not contrary to Policy DC03. The Head of Development Management disagreed with the suggestion that the application accorded with Policy DC03 as it required extensions to dwellings in the countryside to be proportionate to the scale of the original dwelling and for the size and design to be appropriate to the landscape and the character of the area; this proposal clearly did not.

Councillor Smith, the Ward Representative was in attendance in support of the application and provided Members with examples of rebuilds in his Ward also outside the settlement boundary and much bigger than the original footprint. The site in question was not in a built up area and in his opinion the Council had set an ample precedent and if refused would be inconsistent to others. It was clarified that the proposal was outside the settlement boundary but that the application was recommended for refusal being contrary to policy DC03.

The anomaly in relation to 1.7 of the report which mentioned new build in Green Belt and accordingly the quoting of the NPPF were noted.

In response to a question as to whether the footprint was going to start further back than the existing dwelling and curtilage, Members were informed that it would.

Councillor Martin felt that the existing property was very unattractive and the new unit would be much more sympathetic and should be encouraged.

Councillor Joel had noted that no objections had been received and felt that the application should be supported.

Approved, contrary to the recommendation, on the grounds that the proposal was in proportion in terms of scale and design and was in accordance to Policy DC01.

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- k. Item 11 – Foxley: Moor Farm, Variation of conditions 2 & 3 on 3PL/2014/1302/F – improve design and position and change in materials: Applicant: Mr Paul Davis: Reference: 3PL/2016/1470/VAR

Chris Hobson, the Principal Planning Officer presented the application which sought a number of amendments to the size and design of the cabins. Photographs and a plan of the revised scheme were shown and the key issues were highlighted.

Councillor Bambridge, the Ward Representative was in attendance in support of the revised scheme. This was a long standing holiday let business and the Parish Council was content with the restrictions to be applied.

Councillor Martin felt that the proposal being put forward looked like a residential unit rather than a holiday let.

Refused, as recommended.

19/17 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 9)

Noted.

20/17 APPEALS DECISIONS (FOR INFORMATION) (AGENDA ITEM 10)

Noted.

21/17 EXCLUSION OF PRESS AND PUBLIC (AGENDA ITEM 11)

RESOLVED that under Section 100(A)(4) of the Local Government Act 1972, the press and the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of the exempt information as contained in paragraph 3 of Schedule 12A to the Act.

22/17 ENFORCEMENT UPDATE (AGENDA ITEM 12)

The Enforcement Manager provided Members with an overview of the work carried out over the last 12 months.

The Enforcement Team had been extremely busy and the statistics for 2016 had been reviewed and compared to 2015. There had been 340 new cases in 2015 compared to 370 in 2016. This increase was mainly due to the new on-line reporting facility which was much more accessible to the public. 377 cases were closed in 2015 compared to 366 cases in 2016, 58 had resulted in retrospective planning applications bringing in fees of over £23,000.

In the last year 99.73% of cases had been resolved and in 100% of cases investigations had commenced within ten working days which was well above national standards.

Two new staff had been appointed, Ian Williamson, an experienced Enforcement Officer and Fiona Culshaw who was an experienced S106 Officer.

Councillor Duigan felt that as this item was all good news it should have been above the line and discussed with the press and the public present. The Legal Advisor pointed out that the resolution to exclude the press and public had been

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agreed.

Councillor Marion Chapman-Allen felt that given the case load, as a Ward Member she felt that the Enforcement Team were very prompt in their response.

The Chairman thanked the Enforcement Manager for his update.

The meeting closed at 11.45 am

CHAIRMAN