

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Monday, 8 May 2017 at 9.30 am in  
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

**PRESENT**

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

**Also Present**

Mr P. R. W. Darby (Substitute Member)	Mr J.P. Cowen
Mr M. Taylor (Substitute Member)	Mrs L.H. Monument (Ward Representative)
Mr S.G. Bambridge	Mrs A. M. Webb (Ward Representative)
Mr S. Askew (Ward Representative)	

**In Attendance**

Michael Horn	Solicitor to the Council
Mike Brennan	Head of Development Management
Chris Hobson	Principal Planning Officer*
Rebecca Collins	Principal Planning Officer*
Debi Sherman	Principal Planning Officer*
Cathey Rix	Technical Support Officer*
Julie Britton	Democratic Services Officer

\* Capita for Breckland Council

**43/17 MINUTES (AGENDA ITEM 1)**

The Minutes of the meeting held on 3 April 2017 were confirmed as a correct record and signed by the Chairman.

**44/17 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

An apology for absence was received from Cllr Nairn.

**45/17 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)**

All Members had received direct representation in relation to Agenda item 7(a), Norwich Road, Dereham.

Councillor Monument declared a personal & prejudicial interest in Agenda item 8, schedule item 1, Dereham as she lived in Greenfields Road.

Councillor Webb declared an interest in Agenda item 8, Schedule item 1, Dereham as she was Head of Fundraising for Dereham Windmill that overlooked the application site.

**Action By**

**46/17 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

Councillor Hollis, a recently appointed Planning Committee Member, was welcomed to the meeting. Councillor Mark Taylor had been appointed as her substitute. He was also welcomed to his first meeting as an observer only.

**47/17 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)**

None.

**48/17 URGENT BUSINESS (AGENDA ITEM 6)**

None.

**49/17 DEFERRED APPLICATIONS (AGENDA ITEM 7)**

Councillor Clarke asked if the applicant for CC Wells, Dereham (3PL/2016/0956)CU had submitted the information required. The Head of Development Management said that the information was still being gathered but he would chase.

The Schedule of Deferred applications was otherwise noted.

(a) Dereham: Land North of Norwich Road: Reference: 3PL/2015/0916/F

Members had received direct representation on the application (see Minute No. 45/17).

Consideration was given to the report presented by Chris Hobson, a Principal Planning Officer (Capita).

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 Alison Webb

Anglian Water: Gareth Barker and Rob Marris (to answer questions)

Taylor Wimpey: Mark Chapman (to answer questions)

**DECISION: Members voted 10-1 for Approval + 1 abstention, subject to the conditions listed in the report and as varied as set out in the presentation to Members.**

**50/17 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 8)**

**RESOLVED** that the applications be determined as follows:

- a. Item 1: Dereham: Land at Greenfields Road: 285 dwellings comprising 6 x 5 bedroom houses, 87 x 4 bedroom houses, 113 x 3 bedroom houses, 73 x 2 bedroom houses, 4 x 2 bedroom bungalows and 2 x 1 bedroom

**Action By**

bungalows together with associated access, pedestrian and cycle links, landscaping and open space: Applicant: Orbit Homes (2020) Ltd: Reference: 3PL/2016/1397/F

Councillor Linda Monument and Councillor Alison Webb both declared an interest in this item (see Minute No. 45/17 above).

Councillor Monument left the room after she had read out her representation as Ward Representative and after reading aloud the representation from Dereham Town Council due to the Clerk being unwell.

Consideration was given to the report presented by Debi Sherman, a Principal Planning Officer (Capita).

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 Representatives: Councillor Alison Webb and  
Councillor Linda Monument

Dereham Town Council: Tony Needham

Agent: Erica Whettingsteel

**DECISION: Members voted 10 - 1 for deferral**

**That the application be deferred, contrary to the Officer's recommendation.**

**REASON(S): on the grounds that Members required further information on Planning Policy DC11.**

- b. Item 2: Dereham: Land North of the Old A47, Grange Farm, Etling Green: Residential development comprising demolition of existing barns and erection of 3 dwellings, conversion of barn to dwelling and retention and refurbishment of Listed Farmhouse: Applicant: Mrs Cathy Dixon: Reference: 3PL/2016/0770/F

Members had received direct correspondence.

Consideration was given to the report presented by Chris Hobson, a Principal Planning Officer (Capita).

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 Alison Webb

**Action By**

Objector: Mrs Ann Bowyer

Dereham Town Council: Tony Needham

The Etling Green Residents Assoc. Mr Steve Lake

**DECISION: Members voted 2 - 9 not to accept the Officer's recommendation.**

**REASON(S): on the grounds that the site fell outside the Settlement Boundary and was contrary to Policies CP6, CP10, and CP14; and the design of the proposed development being contrary to Policy DC16.**

**DECISION: Members voted 9 - 2 for Refusal.**

- c. Item 3: Weeting: Land East of The Beeches, Lynn Road: 24 residential dwellings: Applicant: Mr R Childerhouse: Reference: 3PL/2016/1412/D

Consideration was given to the report presented by Rebecca Collins, a Principal Planning Officer (Capita).

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:

Agent: Erica Whettingsteel (to answer questions only)

**DECISION: Members voted unanimously for Approval as recommended subject to the conditions listed in the report.**

- d. Item 4: Besthorpe: Land off Norwich Road: Erection of 2 storey dwelling, integral garage and associated works: Applicant: Mrs R J Shearwood: Reference: 3PL/2017/0130/O

Consideration was given to the report presented by Rebecca Collins, a Principal Planning Officer (Capita).

Councillor Phil Cowen made it clear that he was in attendance not as a Ward Representative but as the Applicant's Agent and would vacate the room whilst the vote was taken.

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 Stephen Askew

Agent: **Mr Phil Cowen**

**DECISION: Members voted 2 - 9 not to accept the Officer's recommendation.**

**REASON(S): on the grounds that the application was in accordance with Policy CP14 - supporting sustainable communities and it would contribute to the five year land supply**

**DECISION: Members voted 9 – 2 for approval; subject to the following conditions:**

- i. **the timescale to be reduced to two years due to the applications site being outside the Settlement Boundary;**
  - ii. **the Highways Authority's conditions as listed at section 5.2 of the report;**
  - iii. **delegated authority be given to the Director of Planning & Building Control in respect of unexpected land contamination and for other relevant planning conditions.**
- e. Item 5: Bridgham: Land adjacent 60 The Street: Proposed infill dwelling: Applicant: Mr M Nightingale: Reference: 3PL/2017/0168/O

Consideration was given to the report presented by Chris Hobson, a Principal Planning Officer (Capita).

Members were informed that the recommendation on page 90 of the supplementary agenda pack should read one of refusal.

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:

Ward Representative: Councillor Marion Chapman-Allen

Applicant: Mr Nightingale

**DECISION: Members voted 6 – 3 for refusal as recommended.**

- f. Item 6: Ickburgh: Icen Brewery, Foulden Road: Erection of a single 4 bedroom house: Applicant: Mr Jim Leech: Reference: 3PL/2017/0288/F

Consideration was given to the report presented by Debi Sherman, a Principal Planning Officer (Capita).

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:

Agent: Henry Isotta-Day

Action By

**DECISION: Members voted unanimously for approval as recommended.**

**That planning permission be granted subject to the conditions listed in the report.**

**51/17 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE  
(AGENDA ITEM 9)**

Noted.

**52/17 APPEAL DECISIONS (FOR INFORMATION) (AGENDA ITEM 10)**

Noted.

The meeting closed at 2.08 pm

CHAIRMAN