

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 3 July 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 M. J. Nairn
Mr H. E. J. Clarke	Mr P. S. Wilkinson

Also Present

Mr A.C. Stasiak (Ward Representative)	Mrs L.H. Monument (Ward Representative)
Mr S.G. Bambridge	Mr J.P. Cowen (Ward Representative)

In Attendance

Michael Horn	Solicitor to the Council
Alex Chrusciak	Director of Planning and Building Control*
Mike Brennan	Head of Development Management*
Rebecca Collins	Principal DM Planner/Team Leader (Major Projects)*
Chris Hobson	Principal Planning Officer*
Debi Sherman	Principal DM Planner*
Kathryn Matthews	Planning Technician*
Julie Britton	Democratic Services Officer

* Capita for Breckland Council

63/17 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 12 June 2017 were confirmed as a correct record and signed by the Chairman.

64/17 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

None.

**65/17 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED
(AGENDA ITEM 3)**

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

66/17 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 5)

A site visit was being arranged to take place in the morning of Thursday, 20 July 2017 to Mattishall and Hockering. The Hockering site visit would also include a visit to the company's business premises in Toftwood.

A site visit letter will follow (times to be confirmed).

Action By

**67/17 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA
(AGENDA ITEM 6)**

Agenda Item 7(b), (Wretham) had been deferred.

68/17 URGENT BUSINESS (AGENDA ITEM 7)

Interim 5 Year Land Supply Update

The Director of Planning and Building Control presented this item of urgent business.

There had not been a formal change to the Council's position on land supply; however, new information had come to light.

During the Planning Appeal process held for the residential development on Mallard Road in Watton, the Appellant sought to undermine the Council's most recent statement on its 5 year land supply. They highlighted subsequent changes, such as developments that had not come forward in the timescales predicted. Within the context of this Appeal only, the Council therefore agreed that the demonstrable housing land supply should be reduced to 4.9 years at this point in time. Further work was now underway to finalise a new 5 year land supply and a report was expected to be presented to the next Planning Committee meeting on the 31 July 2017.

In addition on the 28 June 2017, the Council published its new Central Norfolk Strategic Housing Market Assessment (CNSHMA). For Breckland, the data had shown that the annual housing target had increased from 598 dwellings per annum to 612 dwellings per annum. This increase had impacted the 5 year housing land supply from the September 2016 position.

Further to the above, Members were advised that the Council's emerging Local Plan proposes a 'stepped' trajectory with a lower housing target for the first five years to reflect the increase in delivery that would come in later years as the Sustainable Urban Extensions (SUE) in Thetford and Attleborough were built out.

The Director of Planning and Building Control advised that whilst there was no formal change to the 5 year housing land supply, in the light of recent events, less weight should be given to the Council's 5 year housing land supply when determining planning applications until the position had been formally updated at the end of the month.

In response to a question as to whether the 4.9 year figure included the 20% housing buffer, Members were informed that it had been included.

Councillor Duigan asked about the recent permissions granted outside the Settlement Boundary and whether any of these had started construction. Members were informed that these permissions would have been given a reduced time limit of two years to commence construction; however, a number of these, had not, as yet, come forward; therefore, to compensate, other housing had to be found. Councillor Duigan felt that a record should be kept on this matter.

Councillor Joel asked what methodology had been used to get to the 4.9 year position. It was noted that the 4.9 year position had been reached on the Liverpool approach as it was felt to be the most appropriate method.

Councillor Martin pointed out that the Attleborough SUE was still on track.

Scoulton Crematorium

Members were provided with an update on the long running Scoulton Crematorium application that was granted permission and then was judicially reviewed in the High Court.

The Council's Solicitor was pleased to report that judgement had now been received and Breckland Council had won the Judicial Review; costs had been awarded to the Council and permission to Appeal to the Court of Appeal had been refused. This had been an unequivocal judgement in the Council's favour.

69/17 DEFERRED APPLICATIONS (AGENDA ITEM 8)

The Schedule of Deferred Applications was noted.

(a) Dereham: Land off Swanton Road: Reference: 3PL/2015/14870

Consideration was given to the report presented by Debi Sherman, the Principal Development Management Planner (Capita). Further representation had been received objecting to the application.

This application had been deferred to enable highway issues to be explored.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance; however, it was noted that if Members were mindful to approve the application, there was a possibility of it being called in by the Department for Communities and Local Government (DCLG).

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 Linda Monument
Dereham Town Council:	Anthony Needham
Geoff Armstrong:	Applicant's Agent
Andrew Cooper:	Highway Consultant
Lee Clarke:	Drainage Consultant
Gill Huckle:	Objector

DECISION: Members voted 9 – 2 for approval as recommended; subject to:

1. the conditions as listed in the report and the following additional conditions:
 - i. the occupation of the dwellings be prohibited until a foul water drainage condition has been agreed;

- ii. the road improvements to be completed prior to construction of the dwellings; and a
- iii. landscaping condition to be made at a later date

2. and subject to a S106 Agreement to secure:

- i. the provision of on-site affordable housing at 40%;
- ii. a contribution to library services;
- iii. contributions to local primary Schools on a pro-rata basis;
- iv. public open space; and
- v. a contribution towards health facilities.

(b) Wretham: Stonebridge Camp: Reference: 3PL/2016/0939/VAR

This item had been deferred.

70/17 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

RESOLVED that the applications be determined as follows:

- a) Item 1: Great Ellingham: White House Farm, 97 Long Street: Erection of 2 no 3 bed houses: Applicant: Mr & Mrs Wilkins: Reference: 3PL/2017/0507/F

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.

No representations were made in respect of the application.

DECISION: Members voted 9 – 2 to approve the application as recommended.

- b) Item 2: Attleborough: Land adjacent to 6 Dodds Lane: Erection of a three bedroomed dwelling with associated parking facilities and a new turning area and passing point for all users of Dodd's Lane: Applicant: Mr Holland: reference: 3PL/2017/0587/F

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.

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 Adrian Stasiak

Applicant's Agent: John Barbuk + Advisor

Objectors: Gordon and Caroline Knott

Action By

DECISION: Members voted unanimously for refusal as recommended.

- c) Item 3: Great Ellingham: White House Farm, 97 Long Street: Replacement of existing farmhouse within garden curtilage: Applicants: Mr & Mrs Justin & Nesha Wilkins: Reference: 3PL/2017/0559/F

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:

Applicant's Agent: Jemima Dean

DECISION: Members voted 5 for approval and 5 for refusal + 1 abstention.

The reasons for the abstention were explained and following further information and subsequently an explanation from the Council's Solicitor two further votes were taken (the outcome remained the same in both).

DECISION: Members voted 6 – 5 for refusal as recommended.

- d) Item 4: Great Ellingham: Land at North corner of Bow Street & Hingham Road: Erection of 4 no four bed dwelling houses with garages off private drive: Applicant: Mr Maurice Wilkins: Reference: 3PL/2017/0394/F

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.

Representations were made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Objector: James Abbott

Applicant's Agent: Viv Bebbington

DECISION: Members voted 10 – 1 for refusal as recommended.

- e) Item 5: Caston: Land adjacent to Walnut Tree Cottage, Attleborough Road: Erection of four detached dwellings with detached garages and carports: Applicant: Ricco Fabio Ltd: Reference: 3PL/2017/0438/F

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.

Action By

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 Phil Cowen

Applicant's Agent: Viv Bebbington

DECISION: Members voted unanimously for approval as recommended.

**71/17 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE
(AGENDA ITEM 10)**

Noted.

72/17 JUNE APPEALS SUMMARY (AGENDA ITEM 11)

Noted.

The meeting closed at 12.55 pm

CHAIRMAN