

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Tuesday, 29 August 2017 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Mr N.C. Wilkin (Chairman)	Mr K. Martin
Mr F.J. Sharpe (Vice-Chairman)	Mr M. J. Nairn
Mr P.J. Duigan	Mr P S Wilkinson
Mrs J. Hollis	Mr K.S. Gilbert (Substitute Member)
Mr A.P. Joel	Mr W. R. J. Richmond (Substitute Member)

Also Present

Mr P.D. Claussen	Mrs L.H. Monument
Mr P. M. M. Dimoglou	Mr R. R. Richmond
Mr R.W. Duffield	Mr W.H.C. Smith
Mr R.G. Kybird	Mrs A M Webb

In Attendance

Charlotte Brennan	Technical Support Team Leader*
Alex Chrusciak	Director of Planning and Building Control*
Rebecca Collins	Principal DM Planner/Team Leader (Major Projects)*
Hugh Coggles	Tree & Countryside Officer* (for Agenda Item 8)
Chris Hobson	Principal Planning Officer*
Michael Horn	Solicitor to the Council
Helen McAleer	Interim PA to the Leader of the Council

* Capita for Breckland Council

85/17 MINUTES (AGENDA ITEM 1)

Subject to an amendment, to remove the title of Councillor before George Freeman MP on page 11, the Minutes of the meeting held on 31 July 2017 were confirmed as a correct record and signed by the Chairman.

86/17 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillors Bowes, Brame, M Champman-Allen and Clarke.

Councillors Gilbert and W Richmond were present as Substitutes.

**87/17 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED
(AGENDA ITEM 3)**

Agenda Item 10 (Schedule of Planning Applications):

Some Members had received direct representation and Councillor Duffield declared a personal interest in Schedule Item 1 (Gressenhall)
All Members had received direct representation on Schedule Item 6 (Yaxham)
Councillor Wilkinson declared that he was the Ward Representative for Schedule Item 11 (Sporle).

Action By

88/17 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman informed Members that two members of staff were leaving; Heather Byrne and Rebecca Collins. Both would be sadly missed and were thanked for all their help.

89/17 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

Agenda Item 10 – Schedule Item 12 (Beeston) had been deferred from the agenda.

90/17 URGENT BUSINESS (AGENDA ITEM 6)

None.

91/17 LOCAL PLAN UPDATE (AGENDA ITEM 7)

The Local Plan had been published for the pre-submission consultation which would close on 2 October 2017. Submission of the Plan and preparation for the Examination in Public would take place early in the New Year.

Councillor Duigan asked if the Mallard Road appeal decision had changed thinking, as it had cast doubt on Settlement Boundaries and SPAs. He was advised that the Inspector's comments were regarding a specific issue of that application and did not have wider implications.

92/17 REMOVAL OF T2 FROM TREE PRESERVATION ORDER 2017 NO.3: 45 QUEBEC ROAD, DEREHAM (AGENDA ITEM 8)

Consideration was given to the report presented by Hugh Coggles, Tree & Countryside 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.

Objector: Mr Harrison

DECISION: Members voted 6 x 3 to confirm TPO 2017 No. 3 as recommended.

93/17 DEFERRED APPLICATIONS (AGENDA ITEM 9)

None.

94/17 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)

RESOLVED that the applications be determined as follows:

- a) Item 1: GRESSENHALL: Land off Bittering Street: Residential development of 5 new dwellings with associated access drive, parking, garaging and amenity space: Applicant: Abel Homes Ltd: Reference: 3PL/2015/1316/F

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Councillor Duffield declared a personal interest in this item. Some Members had received direct correspondence from Gressenhall residents.

Consideration was given to the report presented by Rebecca Collins, 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 R Richmond
Parish Council	Councillor Duffield
Agent/Applicant/ Technical Advisors	David Futter / Tony Abel Paul LeGrice, Dominic Blake
Objector	Peter McIntyre

DECISION: Members voted 6 x 3 for approval as recommended; subject to the conditions as listed in the report.

- b) Item 2: 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: Reference: 3PL/2016/0068/O

Consideration was given to the report presented by Chris Hobson, 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	Tony Abel / Paul LeGrice
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DECISION: Members voted 8 x 1 for approval as recommended; subject to the conditions and a S106 Agreement, as listed in the report.

- c) Unit 3: HOE: Woodland Farm, Holt Road: Replacement Dwelling: Applicant: Mr Jonathan Stimpson: Reference: 3PL/2016/1277/F

Consideration was given to the report presented by Chris Hobson, 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

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with the Council's scheme of public speaking at Planning Committee meetings.

Ward Representative Councillor R Richmond

Applicants Mr & Mrs Stimpson

DECISION: Members voted 1 x 8 against the recommendation for refusal.

REASONS: The proposal met the requirement under DC03 para 4.18 for strategic housing assessment.

Members voted 8 x 1 to approve the application subject to conditions relating to: time limit; site investigation, submission of ecological management plan, tree protection measures; material; access, parking and turning areas to be provided before first use; and removal of the railway carriage on occupation of the new dwelling.

- d) Item 4: DEREHAM: Former Malthouse, Land south of Norwich Road: Repair and refurbish maltings, erect 127 dwellings, garages and associated works: Applicant: Anglia Maltings (Holdings) Ltd: Reference: 3PL/2016/1454/H

Items 4 and 5 were discussed at the same time.

Consideration was given to the report presented by Chris Hobson, 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 Webb

Town Council Councillor Monument

Applicant/Agent Simon Henry/David Thompson

Mid Norfolk Railway Chris Pearce

Objector Rebecca Cates

DECISION: Members voted 8 x 1 for approval as recommended subject to:

- i. the conditions as listed in the report, including a S106 Agreement;**
- ii. additional noise conditions;**
- iii. restricted hours of construction and delivery;**
- iv. an Informative to highlight concerns about the scale of the buildings opposite cottages and the maximum number of units to be developed; and**

v. a Direction that the reserved matters application comes back to Committee.

- e) Item 5: DEREHAM: Former Malthouse, Norwich Road: Removal of later extensions and internal alterations/external repairs to allow return to use as a maltings: Applicant: Anglia Maltings (Holdings) Ltd: Reference: 3PL/2016/1455/LB

Items 4 and 5 were considered at the same time. See Minute No 94/17d) above.

Consideration was given to the report presented by Chris Hobson, 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 Webb
Town Council	Councillor Monument
Applicant/Agent	Simon Henry/David Thompson
Mid Norfolk Railway	Chris Pearce
Objector	Rebecca Cates

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

- f) Item 6: YAXHAM: Land north of Norwich Road: Erection of 25 dwellings with new access point and associated landscaping, open space and car parking: Applicant: Glavenhill Strategic Land (Number 9) Ltd: Reference: 3PL/2016/1499/O

All Members had received direct representation on this application.

Consideration was given to the report presented by Rebecca Collins, 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 Claussen
Ward Representative	Councillor Dimoglou
Parish Council	Peter Lowings

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Yaxham Neighbourhood Plan Ian Martin
Agent Jane Crichton
Objector Gary Davison

DECISION: Members voted 8 x 1 for refusal as recommended.

- g) Item 7: GREAT ELLINGHAM: Land SE of Church Street and SW of Attleborough Road: Outline planning application for residential development of up to 60 dwellings with all matters reserved except access: Applicant: Ms Kirsty Barnes: Reference: 3PL/2017/0265/O

Consideration was given to the report presented by Rebecca Collins, 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 Smith
Agent Robert Walker

DECISION: Members voted 3 x 6 against the recommendation of approval.

REASONS:

- i. **The proposal represented an intrusion of built development in the countryside**
- ii. **It created a hard edge to Great Ellingham causing harm to the village and surrounding landscape.**
- iii. **An informative to be added advising that Members had concerns about flooding.**

- h) Item 8: ATTLEBOROUGH: Pixie Paddock, Leys Lane: Erection of 4 dwellings: Applicant: Mr Bunton: Reference: 3PL/2017/0351/F

Consideration was given to the report presented by Chris Hobson, 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.

Agent John Barbuk

DECISION: Members voted 8 x 1 for approval as recommended, subject to:

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- i. **the conditions listed in the report; and**
- ii. **a condition to remove permitted development rights.**

- i) Item 9: HARLING: Land off Church Road: Erection of 4 detached dwellings and 2 semi-detached dwellings, with associated access, landscaping and servicing: Applicant: Mr Mathew Barker: Reference: 3PL/2017/0388/F

Consideration was given to the report presented by Rebecca Collins, 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 Kybird
Agent	Ian Hunter
Objector	Elizabeth Murray

DECISION: Members voted 8 x 1 for refusal, as recommended.

- j) Item 10: GREAT ELLINGHAM: Conifers, Hingham Road: Demolition of existing prefabricated dwelling and erection of 4 No. dwellings: Applicant: Mr A Stubbs: Reference: 3PL/2017/0451/F

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

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

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

- k) Item 11: SPORLE: Development Site, Dunham Road: Residential development for 5 dwellings including means of access (part retrospective): Applicant: Rowling Building Services: Reference: 3PL/2017/0669/F

Consideration was given to the report presented by Rebecca Collins, 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 / Agent	Antony Pettifer / Neil Rowling
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DECISION: Members voted unanimously for approval as

recommended, subject to the conditions listed in the report.

- l) Item 12: BEESTON: Adjacent Brookside, Syers Lane: Erection of two detached dwellings: Applicant: Mr Stephen Garner: Reference: 3PL/2017/0702/O

This application had been deferred. See Minute No 89/17 above.

- m) Item 13: DEREHAM: Willow House, Dumpling Green: Construction of detached dwelling: Applicant: Mr Richard Morrissey: Reference: 3PL/2017/0811/O

Consideration was given to the report presented by Chris Hobson, 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.

Agent

Julian Pettifer

DECISION: Members voted 6 x 2 for approval as recommended, subject to the conditions listed in the report.

- n) Item 14: HOLME HALE: Ivy Farm, Cook Road: Proposed residential development (4 dwellings) following the demolition of the existing stable block – resubmission of 3PL/2016/1172/O: Applicant: Col. Forman Hardy 1987 No 2 Settlement: Reference: 3PL/2017/0838/O

Consideration was given to the report presented by Rebecca Collins, 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.

For Applicant

Mr Brooks

DECISION: Members voted 6 x 3 for refusal as recommended.

95/17 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 11)

Noted.

96/17 APPEAL DECISIONS FOR INFORMATION (AGENDA ITEM 12)

Noted.

The meeting closed at 3.13 pm

Action By

CHAIRMAN