

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 15 January 2018 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

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| 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 W. R. J. Richmond |
| Mr H. E. J. Clarke | Mr P. S. Wilkinson |

Also Present

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| Mr M. P. Brindle (Substitute Member) | Mrs A. M. Webb (Ward Representative) |
| Mr S.G. Bambridge | Mr P.D. Claussen (Ward Representative) |

In Attendance

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| Michael Horn | Solicitor to the Council |
| Alex Chrusciak | Director of Planning and Building Control |
| Jon Berry | Head of Development Management |
| Fiona Hunter | Senior Development Management Planner |
| Debi Sherman | Principal DM Planner |
| Donna Smith | Senior Development Management Planner |
| Mandy Cunnington | Technical Support Officer |
| Kathryn Matthews | Planning Technician |
| Julie Britton | Democratic Services Officer |

Action By

1/18 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 18 December 2017 were agreed as a correct record and signed by the Chairman.

2/18 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Councillor Mike Brindle (substitute) was in attendance to observe only.

3/18 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

The Chairman left the room whilst item 5 of the Schedule of Applications (Dereham) was being discussed.

4/18 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman welcomed Councillor Marion Chapman-Allen to the meeting.

5/18 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

None.

Action By

6/18 URGENT BUSINESS (AGENDA ITEM 6)

None.

7/18 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

Nothing to report.

8/18 DEFERRED APPLICATIONS (AGENDA ITEM 8)

Noted.

9/18 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

RESOLVED that the applications be determined as follows:

- a) Item 1: Dereham: Land off Shipdham Road, Westfield Road and Westfield Lane: Residential development for a minimum of 291 dwellings, link roads, open space and recreational space: Applicant: Glavenhill Strategic Land (Number 1) Ltd C/O Lanpro Services Ltd: Reference: 3PL/2015/1490/O

Consideration was given to the report presented by Jon Berry, Head of Development Management.

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

Further representations had been received in the form of a letter from Mr George Freeman MP, a letter from Councillor K. Millbank, and additional information from Dereham Town Council relating to traffic data had been received (see supplementary agenda pages 139 – 163).

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

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| Ward Representative of neighbouring Parish: | Councillor Paul Claussen |
| As an Elected Councillor: | Councillor Alison Webb |
| Applicant's Agent: | Jane Crichton |
| Dereham Town Council: | Tony Needham |
| Highways Consultant: | Simon Clewlow |
| Chairman of Yaxham Parish Council: | Peter Lowings |
| Vice-Chair NP4Yaxham Neighbourhood Plan: | Ian Martin |
| Toftwood Community Life: | Val Baker |

DECISION: Members voted 7 x 4 not to accept the Officer's recommendation of approval.

REASONS:

1. the intrusion of built development into the open countryside and the creation of a hard edge to the Town of Dereham; and
2. significant visual impact and harm to the character and appearance of the site and surrounding landscape.

DECISION: Members voted 5 x 5 (plus one abstention) not to accept the Officer's recommendation of approval and refuse the application.

The vote was tied 5 x 5. The Chairman was entitled to his casting vote and voted that the application be refused on the above stated two grounds together with a highway ground, including the impact of the junction on a 'C' Class road being used as an entrance/access point to the development.

It was agreed that the final wording for the decision of refusal would be drafted by Officers in consultation with the Chairman.

- b) Item 2: Necton: Erne Farm, North Pickenham Road: Demolish farmhouse, bungalow & agricultural buildings & erect up to 46 dwellings & provision of a Community Park: Applicant: Heritage Development Ltd: Reference: 3PL/2016/0983/O

Consideration was given to the report presented by Debi Sherman, Principal Development Management Planner.

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

Further representations had been received from Necton Parish Council (see supplementary agenda page 164).

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: Ian Reilly

DECISION: Members voted 10 x 1 to accept the Officer's recommendation of approval subject to the conditions as listed in the report and an additional condition as listed on the supplementary agenda.

- c) Item 3: Thetford: Tulip Viking, Caxton Way: Erection of a retail terrace (Class A1) and a detached restaurant and takeaway (Class A3/A5), the creation of new vehicular accesses of London Road and Caxton Way, associated car parking, landscaping and infrastructure: Applicant: Stapleford Thetford Ltd: Reference: 3PL/2017/0949/F

Consideration was given to the report presented by Debi Sherman, Principal Development Management Planner.

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

Action By

A letter was read aloud from Councillor Terry Jermy who was in support of the application.

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

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| Applicant: | Neil Searle |
| Applicant's Agent: | David Barker |
| Client's Retail Consultant: | Sean McGrath |
| Client's Highway Consultant: | Andrew Bingham |

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report and subject to an additional condition in relation to signage boards in the restaurant directing people to the facilities in the town centre.

- d) Item 4: Banham: The Old Orchard, Church Hill: 2 No. dwellings with garages, access, parking & turning: Applicant: Mr & Mrs J Stafford: Reference: 3PI/2017/1296/F

Consideration was given to the report presented by Donna Smith, Senior Development Management Planner.

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

Further representations had been received from Banham Parish Council (see supplementary agenda page 166).

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

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| Applicant's Agent: | Sarah Roberts |
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DECISION: Members voted 10 x 1 to accept the Officer's recommendation of approval subject to the conditions as listed in the report.

- e) Item 5: Dereham: Land North of Norwich Road: Discharge of condition 12 on 3PL/2015/0916/F: Applicant: Mrs Donna Hassler: Reference: 3DC/2017/0158/DOC

The Chairman left the room whilst this item was being discussed.

Consideration was given to the report presented by Debi Sherman, Principal Development Management Planner.

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:

Action By

Ward Representative: Councillor Alison Webb

Taylor Wimpey: Mark Chapman

DECISION: Members voted unanimously for approval as recommended.

- f) Item 6: Dereham: Humbletoft, Sandy Lane: Detached dwelling house with separate garage: Applicant: Mr & Mrs T Hall: Reference: 3PL/2017/1319/O

Consideration was given to the report presented by Fiona Hunter, Senior Development Management Planner.

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

Further representations had been received (see supplementary agenda page 172).

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

Applicant: Mr T Hall

Applicant's Agent: Ashley Wyatt

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report and subject to the additional condition as listed on the supplementary agenda.

- g) Item 7: Shropham: Development Plot adjacent Homefields, Hargham Road: Proposed erection of two new dwellings: Applicant: Mr & Mrs Steve & Ellie Allen: Reference: 3PL/2017/1334/F

Consideration was given to the report presented by Fiona Hunter, Senior Development Management Planner.

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

A further representation had been received from the Ward Representative, Councillor Phil Cowen in support of the application (see supplementary agenda page 174).

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

Chairman of Shropham Parish Council: David Napier

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

Action By

- h) Item 8: Ashill: Agricultural Land between Edelweiss & No. 6 Hale Road: Linear residential development consisting of 7 no. dwellings with separate or integral garages

Consideration was given to the report presented by Debi Sherman, Principal Development Management Planner.

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:

Abby Gretton & Melanie
Tilley

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report and subject to a S106 legal agreement for a financial contribution towards the provision of a SAM 2 sign for use by the Parish Council/Community Speedwatch.

**10/18 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE
(AGENDA ITEM 10)**

Noted.

11/18 APPEALS SUMMARY (AGENDA ITEM 11)

Noted.

The meeting closed at 2.10 pm

CHAIRMAN