

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Tuesday, 8 May 2018 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Mr N.C. Wilkin (Chairman)	Mr W. R. J. Richmond
Mr F.J. Sharpe (Vice-Chairman)	Mr P. S. Wilkinson
Councillor M. Chapman-Allen	Mr P. R. W. Darby (Substitute Member)
Mr H. E. J. Clarke	Mr M. J. Nairn (Substitute Member)
Mr K. Martin	

Also Present

Mr S.G. Bambridge (Ward Representative)	Mrs L.H. Monument (Ward Representative)
Mr P. M. M. Dimoglou (Ward Representative)	Mr W.H.C. Smith (Ward Representative)
Mr R.W. Duffield (Ward Representative)	Mrs A. M. Webb (Ward Representative)

In Attendance

Jon Berry	Head of Development Management
Alex Chrusciak	Director of Planning and Building Control
Tom Donnelly	Planning Assistant
Fiona Hunter	Senior DM Planner
Natalie Levett	Senior Development Management Planner
Debi Sherman	Principal DM Planner
Donna Smith	Senior DM Planner
Simon Wood	Business Manager
Mandy Cunnington	Technical Support Officer
Julie Britton	Democratic Services Officer
Nikki Fonseca	Legal Advisor

48/18 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 9 April 2018 were confirmed as a correct record and signed by the Chairman.

49/18 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillors Bowes, Brame, Duigan, Hollis and Joel.

Councillors Darby and Nairn were in attendance as substitutes.

50/18 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

None.

51/18 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

None.

Action By

**52/18 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA
(AGENDA ITEM 5)**

Agenda item 10(l) - Narborough 3PL/2017/0869/F – had been withdrawn.

53/18 URGENT BUSINESS (AGENDA ITEM 6)

None.

54/18 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

The Examination in Public had begun mid-April 2018, week 2 of the Hearing sessions would commence on 9 May 2018. All sessions were being held at Elizabeth House.

55/18 DEFERRED APPLICATIONS (AGENDA ITEM 8)

Noted.

(a) Dereham: Land West of Etling View: Reference: 3PL/2015/1045/O

Residential development of up to 62 dwellings and all associated works.

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.

Cllr Richmond requested that the Internal Drainage Board (IDB) be given the opportunity to act as the Nominated Body as defined in the S106 agreement and take on responsibility for the surface water drainage features.

Written representations were read aloud and further representations had been received as set out in the supplementary agenda (page 300).

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

Ward Representatives:	Councillors Alison Webb and Linda Monument
Dereham Town Council:	Tony Needham
Applicant:	Daniel Hewitt (on behalf of the applicant)
Drainage Consultant:	Mr Geddi's
Objector:	Paul Walmsley (representing SavetheNeatherd)

DECISION: Members voted 5 x 2 for approval as recommended; subject to:

- 1) the completion of a Section 106 Agreement;**
- 2) the conditions as listed in the report; and**
- 3) incorporating a requirement for the clearance of the ditches**

(clearance by hand) within the Applicant's land ownership as part of the Construction Ecological Management Plan condition.

56/18 BILLINGFORD AND SWANTON MORLEY: BILLINGFORD LAKES, ELMHAM ROAD: REFERENCE: 3PL/2016/0533/H

Erection of a visitor's centre and change of use of land for campsite, outdoor recreation and centre with associated works and outline permission for 8 holiday lodges.

Consideration was given to the report presented by Simon Wood, Business Manager.

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

Further representations had been received including a letter from George Freeman MP that had been circulated via email to all Committee Members and read out in the meeting by the Committee Chairman.

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 Gordon Bambridge
Applicant:	Bridget Hall
Solicitor:	Jay Mehta (Howes Percival)
Swanton Morley Parish Council:	Brenda O'Dowd
Hoe & Worthing Parish Council:	Trevor Wood
Objectors:	John Labouchere, Professor N Thorneley, Stephan Westberry, Barrister Andrew Parkinson (Landmark Chambers), Matt Payne (neighbouring property owner), Mike Davis

The Officer's recommendation was amended verbally to suggest additional conditions relating to the provision of Fire Hydrants and the alteration of Condition 27 (Health and Safety) to include consideration of public access in the vicinity of pits and ponds.

DECISION: Members voted 7 x 1 for approval as recommended and the Executive Director of Place be given delegated authority to agree the precise content of the conditions imposed within the Decision Notice.

57/18 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)

RESOLVED that the applications be determined as follows:

- (a) Attleborough: 32 Paddock Gardens: Reference: 3PL/2018/0273/HOU

Single storey front extension: Applicant: Mr Benjamin Andrews.

Action By

Consideration was given to the report presented by Tom Donnelly, Planning Assistant.

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 unanimously for approval as recommended subject to the conditions as listed in the report.

(b) Beetley: Otter's Mead, Elmham Road: Reference: 3PL/2017/1074/F

Installation of 15 no. holiday lodges, 1 lodge to form reception, shop, toilet/changing facilities, children's play area, wildflower meadow and associated landscaping: Applicant: The Mead Group Ltd.

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 including further conditions from the Highways Development Management Officer (see supplementary agenda page 302). A letter was read aloud from Councillor Robert Richmond (Ward Representative) raising his concerns about the application.

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 Richard Duffield

Beetley Parish Council: Mr Mayhew

Applicant's Agent: Matthew Cutting

DECISION: Members voted 6 x 1 for approval as recommended subject to the conditions as listed in the report and subject to the additional Highways conditions as listed on the supplementary report.

(c) Billingford, Open Field accessed to the west of Bintree Road: Reference: 3PL/2017/1613/F

Erection of dwelling and garage: Applicant: Mrs Claire Brahim.

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 see supplementary agenda page 303).

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 Gordon
Bambridge (in support)

Applicant's Agents: Stephan Chadwick and Jeff
Horner

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

- (d) Brettenham: In a field to the north of the A1066 just to the east of Thetford:
Reference: 3PL/2018/0150/F

A new irrigation reservoir for agricultural purposes and horse gallops: Applicant: Shadwell Estate Ltd.

Consideration was given to the report presented by Fiona Hunter, Senior Development Management Planner. Members were advised that contrary to the Committee Report, the reservoir had a maximum capacity of 22,599m³.

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

No representations had been made in respect of the application.

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

- (e) Griston: Church Road: Reference: 3PL/2017/0773/D

Erection of 37 dwellings and B2 industrial unit and B1 office space (Reserved Matters): Applicant: Norfolk Land Development Ltd.

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.

As a result of social housing and highways changes, amendments to the application had been received (see supplementary agenda page 304).

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Martin Raper

DECISION: Members voted unanimously for approval as recommended subject to:

- 1) the conditions as listed in the report;
- 2) the amendments as listed in the supplementary report; and
- 3) an additional condition to secure the approval of a Drainage Strategy.

- (f) Foulden: Site to East of Hythe Farmhouse, 1 Hythe Road: Reference:
3PL/2017/1217/F

Action By

New dwelling and garage: Applicant: Mr & Mrs Taff and Chantelle Taft and Williams.

Consideration was given to the report presented by Natalie Levett, Senior Development Management Planner.

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:

Applicant's Agent: David Cumming

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

- (g) Great Ellingham: White House Farm, 97 Long Street: Reference: 3PL/2018/0072/F

New 5 bed farmhouse within garden curtilage: Applicant: Mr & Mrs Justin & Nesha Wilkins.

Consideration was given to the report presented by Tom Donnelly, Planning Assistant.

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 William Smith (in support)

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

- (h) Harling: Plot 10, Taylors Drift, Lopham Road: Reference: 3PL/2017/0503/F

New 2 storey dwelling with double garage: Applicant: T & T Construction.

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.

No representations were made in respect of the application.

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

- (i) Hockering: Meadow View, Chapel Lane: Reference: 3PL/2017/1520/O

Proposed erection of one single storey dwelling: Applicant: Mr William Bailey.

Action By

Consideration was given to the report presented by Natalie Levett, Senior Development Management Planner.

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:

Applicant: William Bailey

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

(j) Horningtoft: Apple Blossom Farm, Oxwick Road: Reference: 3PL/2017/1306/CU

Change of use from holiday cottages to residential: Applicant: Mr Philip Lauanders.

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.

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Emma Griffiths

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

(k) Kenninghall: Dam Green Farm, Fersfield Road: Reference: 3PL/2018/0158/VAR

Removal of condition 3 (holiday accommodation) and variation of conditions 4 (landscaping) and 6 (foul water drainage) on planning permission 3PL/2011/0381. The removal of condition 3 would allow the applicants to secure funding to complete the buildings and rent out to local people: Applicant: Mr & Mrs Porter

Consideration was given to the report presented by Tom Donnelly, Planning Assistant.

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:

Applicant's Agent: Emma Griffiths

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

Action By

- (l) Narborough: Hill House, Narborough Road: Reference: 3PL/2017/0869/F

This application had been withdrawn.

- (m) Necton: Lawn Cottage, Chapel Road: Reference: 3PL/2017/1415/O

Demolition of single storey timber building to create a building plot for two storey dwelling: Applicant: Mr John Hackett.

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.

The applicant had submitted a response to address the objections raised by a neighbour (see supplementary agenda page 311).

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Observer regarding drainage: Mary Rosenberg

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report and subject to an additional condition to secure details of foul and surface drainage.

- (n) Necton: Shell Field, Grove Lane: Reference: 3PL/2017/1032/F

Erection of self-build low impact energy efficient dwelling: Applicant: Mr Richard Barney.

Consideration was given to the report presented by Natalie Levett, Senior Development Management Planner.

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

The Chairman, as Ward Representative 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:

Applicant: Richard Barney

Applicant's Agent: Phil Hardy

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

- (o) Watton: Land West of Saham Road: Reference: 3OB/2017/0004/OB

Modify the S106 Agreement on 3PL/2015/0219/F and APP/F2605/W/15/3140922 in respect of the affordable housing table, part 2, page 18: Applicant: Hopkins Homes Ltd.

Action By

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.

No representations were made in respect of the application.

DECISION: Members voted unanimously for approval as recommended.

(p) Watton: Land West of Saham Road: Reference: 3PL/2018/0011/VAR

Removal of condition 13 on planning permission 3PL/2015/0219/F and APP/F2605/W/15/3140922 – Residential development comprising the erection of 73 dwellings together with associated open space: Applicant: Hopkins Homes Ltd.

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.

A copy of the Appeal Decision had been attached for information (see supplementary agenda page 315)

No representations were made in respect of the application.

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report and a deed of variation.

(q) Whinburgh & Westfield: Willow Cottage, Dereham Road: Reference: 3PL/2017/1242/O

Construction of 2 dwellings, garages and access improvement on land adjacent to Willow Cottage, Westfield: Applicant: Mr Barnes.

Consideration was given to the report presented by Natalie Levett, Senior 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:

Ward Representative: Councillor Pablo Dimoglou
(in support)

Applicant: Angela Barnes

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

Action By

(r) Whissonsett: Hamrow Farm, Colkirk Road: Reference: 3PL/2018/0126/F

New grain storage building with drying facilities and side lean-to for crop machinery storage: Applicant: Stangroom Bros Ltd.

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.

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: John Feakes

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

(s) Whissonsett: Talbot House, London Street: Reference: 3PL/2018/0032/O

Construction of 5 detached properties: Applicant: Mr Keith Durrant.

Consideration was given to the report presented by Natalie Levett, Senior Development Management Planner.

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

Further information in relation to an additional condition had been received (see supplementary agenda page 312)

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Jerry Stone

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report and the additional condition as set out on the supplementary agenda (page 312).

(t) Wretham: Manor Farm, Church Road: Reference: 3PL/2018/0263/F

Erection of two dwellings and garages (new build due to barn collapse): Applicant: Mr Matthew Freeman.

Consideration was given to the report presented by Tom Donnelly, Assistant Planner.

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:

Action By

Applicant's Agent:

David Futter

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

**58/18 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE
(AGENDA ITEM 11)**

Noted.

59/18 APPEALS (AGENDA ITEM 12)

Noted.

The meeting closed at 3.10 pm

CHAIRMAN