

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 4 June 2018 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

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

Also Present

Mr T. J. Ashby (Ward Representative)

In Attendance

Michael Horn	Solicitor to the Council
Jon Berry	Head of Development Management
Alex Chrusciak	Director of Planning and Building Control
Fiona Hunter	Senior DM Planner
Natalie Levett	Senior Development Management Planner
Debi Sherman	Principal DM Planner
Tom Donnelly	Planning Assistant
Mandy Cunnington	Technical Support Officer
Julie Britton	Democratic Services Officer

Action By

60/18 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 8 May 2018 were confirmed as a correct record and signed by the Chairman.

61/18 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillors Bowes, Brame and Clarke.

Councillors Darby and Brindle were in attendance as substitutes.

62/18 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

The following declarations were made:

- a) Swaffham: Swans Nest Site, Land East of Brandon Road: Reference: 3PL/2017/1351/F (Agenda item 8(b))

Councillor Darby declared that although this application had been debated at a Swaffham Town Council meeting he had not taken part in the vote.

Action By

- b) Attleborough: Land south of New Road, West of Hargham Road: Reference: 3PL/2017/1171/O (Agenda item 9(a))

Councillor Duigan declared a personal interest in the application due to him being a Member of Norfolk County Council and was aware of the application.

- c) Narborough: Land to the west of Chalk Lane: Reference: 3PL/2015/1180/O (Agenda item 9(h))

Councillor Wilkinson, the Ward Representative, declared that he was aware of this application.

- d) Formal Objection to Serving of TPO 2018 No.1 – Scarning (Agenda item 10)

Councillor Duigan declared a prejudicial interest in this application as he lived in the adjacent property. Councillor Duigan left the room whilst this matter was being discussed.

63/18 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

Following the annual Full Council meeting held on 17 May 2018, Councillor William Richmond had been appointed as Vice-Chairman of the Planning Committee.

The Chairman expressed his thanks to Councillor Sharpe, the former Vice-Chairman, for his assistance over the years and hoped that he would remain as a Member of the Planning Committee for the foreseeable future.

Members were reminded of the visit made by two inspectors from the Planning Advisory Service who attended an earlier Planning Committee meeting. Further training for Members had been suggested as well as IT issues. It was noted that various training dates would be coming forward in due course.

64/18 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

The following items had been deferred:

- 1) Item 9(f): Hockering: Land west of Heath Road, Heath Road: Reference: 3PL/2017/1574/O

Reason – to allow time for the Parish Council to consider the revised plans that had been submitted.

- 2) Item 9(m): Shipdham: The Cricket Players, Old Post Office Street: Reference: 3PL/2017/0864/F.

Reason – to allow time for the Local Lead Flood Authority at Norfolk County Council to submit their comments at a future meeting.

65/18 URGENT BUSINESS (AGENDA ITEM 6)

None.

66/18 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

Members were informed that week 3 of the Hearing sessions would commence on 5 June 2018.

67/18 DEFERRED APPLICATIONS (AGENDA ITEM 8)

The schedule of deferred applications was noted.

(a) Dereham: Grange Farm, Etling Green: Reference: 3PL/2017/1281/F

Residential development comprising demolition of existing barns and erection of two dwellings with annexe to plot 2 (converted building), conversion of timber framed barn to dwelling and retention and refurbishment of listed farmhouse and convert outbuildings to form annex to farmhouse.

This application was scheduled to be presented to the Planning Committee on 9th April 2018 but was deferred prior to the meeting to allow further investigation in to the registered Common Land, land ownership and associated notification procedures.

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.

Cllr Richmond, the Vice-Chairman and a Ward Representative, requested that, if permission was granted, a green buffer be required at the northern site boundary to safeguard Shillings Lane's rural character and that bollards be conditioned at the adopted highways access point to protect the Etling Green Common from any encroachment from vehicles entering and exiting the development site.

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

Dereham Town Council: Tony Needham

Applicant's Agent: Anthony Pettifer

Objector: John Hale (Chairman of Etling Green Residents Assoc)

Objector: Anne Bowyer

DECISION: Members voted 7 x 2 for approval as recommended; subject to the conditions listed in the report; and the Director of Planning and Building Control be given delegated authority to agree the precise content of the additional and amended conditions listed below:

- 1) to protect the Registered Common from vehicle encroachment, no development shall take place until a scheme for a section of access bollards/timber posts between the access point from the adopted highway and the entrance to the Grange Farm property is submitted to and approved in writing by the Local Planning Authority. The approved access bollard/timber post scheme will be implemented in full prior to occupation of the two new dwellings to be erected and /**

or the existing building conversions;

2) amended soft and hard landscaping conditions 7 and 8; and

3) owl boxes to be provided and installed.

- (b) Swaffham: Swans Nest Site, Land East of Brandon Road: Reference: 3PL/2017/1351/F

Erection of 97 dwellings (Phase 3) at Swans Nest with access from Brandon Road.

This application was scheduled to be presented to the Planning Committee on 9th April 2018 but was deferred prior to the meeting in order to address issues raised by the Lead Local Flood Authority (LLFA).

Councillor Darby declared that although this application was debated at a Swaffham Town Council meeting he did not take part in the vote.

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 as set out in the supplementary agenda (page 290).

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: Paul Le Grice (Abel Homes)

Objector: David Penny

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

1) the completion of a Section 106 Agreement; and

2) the conditions as listed in the report.

68/18 SCHEDULE OF PLANNING APPLICATIONS

- (a) Attleborough: Land south of New Road, West of Hargham Road: Reference: 3PL/2017/1171/O

Residential development of 48 dwellings.

Councillor Duigan declared a personal interest in the application due to him being a Member of Norfolk County Council and was aware of the application.

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.

Action By

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 subject to the obligations as listed in respect of the S106 Agreement.

(b) Attleborough: Post Office, High Street: Reference: 3PL/2017/1515/F

Demolition of existing/disused single storey sorting office building to the rear of existing street facing post office building.

Construction of new residential development to include 5 no. 2 bedroom apartments and 5 no. 1 bedroom apartments, with both private communal amenity areas.

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.

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 Tristan Ashby

Applicant's Agent: Stephen Litten (Amari Group)

DECISION: Members voted 9 x 1 for approval as recommended subject to the conditions as listed in the report.

(c) Croxton: Norwich Road: Reference: 3PL/2017/1576/D

Reserved Matters application for approval of details of appearance, scale, layout, landscaping and detailed access works for the construction of 343 residential dwellings and Local Centre (incorporating Police Beat Base (Class D1), local food convenience store (Class A1), additional retail unit(s) (Classes A1, A2 A3 and or A5) and local domestic recycling point)) with associated vehicle parking, servicing area, garages, roads, footpaths/cycleways, bus infrastructure, public open spaces, drainage infrastructure and other associated works in respect of part of Sub-Phase 1a of Outline Planning Permission 3PL/2011/0805/O (as amended).

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 as set out in the supplementary agenda (page 291).

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: Robert Eburne (Hopkins Homes)

Objectors: Mr & Mrs P. Stebbings

DECISION: Members voted 8 x 2 for approval as recommended; subject to:

1. the conditions as listed in the report; and
2. no new material matters being received as a result of the re-consultation.

- (d) Dereham: Land south of Green Farm, Yaxham Road: Reference: 3PL/2017/1471/O

Residential development.

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 as set out in the supplementary agenda (page 292).

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: Anthony Pettifer

The application was deferred for a short while following concerns raised by the Vice-Chairman in relation to a request from Dereham Town Council in respect of the retention of tree T12. However, after further investigation it was found that T12 was dying and unstable and was not worthy of retention.

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

- (e) Great Ellingham: Misty Dawn, Deopham Road: Reference: 3PL/2018/0294/F

Full planning permission for three detached single storey dwellings.

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: Erica Whettingsteel (EJW Planning)

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

Action By

- (f) Hockering: Land west of Heath Road, Heath Road: Reference: 3PL/2017/1574/O

This item had been deferred (see Minute No. 64/18 above)

- (g) Mattishall: Land Adj at Daryll Farm Mill Road: Reference: 3PL/2018/0252/F

Proposed dwelling and garage.

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 representations had been received as set out in the supplementary agenda (pages 296-7). A statement from Councillor Paul Claussen, a Ward Representative for Mattishall, in support of the application was read aloud.

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

Applicant: Phil Whitman

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

The Chairman confirmed that this approval was based upon the design; specifically that of the roof design and he proposed and requested that if any amendment was made to this proposal that it be reported back to the Planning Committee.

- (h) Narborough: Land to the west of Chalk Lane: Reference: 3PL/2015/1180/O

Erection of up to 40 dwellings.

Councillor Wilkinson, the Ward Representative, declared that he was aware of the application.

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.

A late consultation response had been received from the Contaminated Land Officer who had asked for a site investigation to be imposed as an additional condition.

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: Jamie Bird (Blubird Land & Planning Ltd)

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

- 1) the completion of a Section 106 Agreement with contributions as set out in the report;
- 2) the Council's Planning Manager be given delegated authority to refuse the application if the legal formalities in respect of the Section 106 Agreement are not completed within three months of any resolution; or
- 3) the Council's Planning Manager be given the authority to agree another more appropriate time scale for the completion of any such Agreement; and
- 4) a site investigation being imposed.

- (i) North Elmham: Land adjacent Caberfeidh, Pump Street: Reference: 3PL/2018/0040/F

New bungalow with attached garage.

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.

- (j) North Elmham: Land north on Eastgate Street: Reference: 3PL/2018/0057/VAR

Material amendments to application ref: 3PL/2017/0673/VAR to include alterations to the layout of dwelling plots 2, 3 and 4, amendments to the approved materials and design of units 3, 4 and 5 and minor alterations to dwelling type C (plots 4, 3, 6 and 7) inclusive of revised porch detailing, additional windows and minor roof extensions.

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.

Representations had been received as set out in the supplementary agenda (page 298).

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

- (k) Roudham/Larling: Land opposite Barkers Farm, Watton Road: Reference: 3PL/2018/0359/O

Outline application for the erection of 2 no. dwellings, shared cart-lodge and new highways entrance.

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.

- (l) Saham Toney: 112 Hills Road, Saham Hills: Reference: 3PL/2018/0226/F

Erection of two dwellings with detached carport/garaging with associated drive and turning area.

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: Damian Pond (Studio 35 Architecture)

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

- (m) Shipdham: The Cricket Players, Old Post Office Street: Reference: 3PL/2017/0864/F

This item was deferred (see Minute No. 64/18 above).

- (n) Snetterton: Foulger Transport Ltd, Snetterton Circuit, Harling Road: Reference: 3PL/2018/0170/F

New loading canopy.

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.

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

- (o) Stanfield: Church Lane: Reference: 3PL/2018/0191/O

Residential development comprising four dwellings with means of access.

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

Action By

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: Roger Duffield

DECISION: Members voted 5 x 5.

The Chairman was entitled to his casting vote and voted that the application be refused as recommended.

DECISION: Refused as recommended.

- (p) Stow Bedon/Breckles: Pig Patch House, Cartlodge, Mere Road: Reference: 3PL/2018/0385/VAR

Variation of condition 2 on pp 3PL/2015/0461/F – 2 storey dwelling & detached cart-lodge – temporary use of cart-lodge to dwelling during construction works.

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 + 1 abstention as recommended subject to the conditions as listed in the report; and subject to additional wording to condition no. 10 to read:

'Cart-lodge to be re-instated prior to the first occupation of the dwelling approved or within 3 years whichever comes first'

- (q) Swanton Morley: Land South-west of Rectory Road: Reference: 3OB/2018/0002/OB

Increase in areas to be transferred to the nominated body in lieu of Norfolk County Council.

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 the Deed of Variation to be allowed as recommended subject to the conditions as listed in the report.

- (r) Swanton Morley: Land off Rectory Road: Reference: 3PL/2017/1546/VAR C

Variation of condition 12 on pp 3PL/2014/0083/F – amended drainage details.

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 subject to the conditions as listed in the report.

(s) Thetford: Anchor Place: Reference: 3PL/2018/0227/F

Amalgamation of units 1, 2, 3 and part of unit 4 and addition of use Class D2 (gymnasium) to approved use Class A3, A4 and A5 to, change to hours of operation, installation of compressors, and other minor external alterations.

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 8 x 1 for approval as recommended subject to the conditions as listed in the report.

(t) Whissonsett: Site to the rear of Queensforth, London Street: Reference: 3PL/2018/0235/F

Proposed residential development consisting of 2 no. one-and-a-half storey dwellings with associated garages, parking, amenity space and associated works, following the demolition of existing outbuildings (re-submission).

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.

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.

69/18 FORMAL OBJECTION TO SERVING OF TPO 2018 NO.1 - SCARNING

RESOLVED that the objection to the serving of Tree Preservation Order (TPO) 2018 No. 1 be determined as follows:

Scarning: 1 Churchill Cottages: Allow TPO to lapse: Applicant: Mr Nicholson

Councillor Duigan declared an interest in the application as he lived in the adjacent property. Councillor Duigan left the room whilst this matter was being discussed.

Action By

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 report 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:

Ian Nicholson

DECISION: Members voted unanimously to confirm the Tree Preservation Order 2018 No. 1as recommended.

70/18 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE

Noted.

71/18 APPEALS SUMMARY

Noted.

The meeting closed at 2.30 pm

CHAIRMAN