

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 2 July 2018 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Mr N.C. Wilkin (Chairman)	Mr P.J. Duigan
Mr W. R. J. Richmond (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 F.J. Sharpe
Mr H. E. J. Clarke	Mr P. S. Wilkinson

Also Present

Mr P. R. W. Darby (Ward Representative)	Mr P.D. Claussen (Ward Representative)
Mr S.G. Bambridge	Mr J.P. Cowen (Ward Representative)
Mr W.H.C. Smith (Ward Representative)	Mr P. M. M. Dimoglou (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

72/18 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 4 June 2018 were agreed as a correct record and signed by the Chairman.

73/18 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

None.

74/18 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

1. Dereham: 6 & 8 Elvin Road: Reference: 3PL/2018/0397/HOU

The Vice-Chairman, Councillor William Richmond declared a personal interest in this application due to him being a relative of the applicants. Councillor Richmond did not take part in the discussion but remained in the room to observe – see Minute No. 81/18(d) below.

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2. Foulden: Site at School Road: Reference: 3PL/2017/1603/O

Members had received direct correspondence in respect of this application – see Minute No. 81/18(e) below.

3. Great Dunham: Great Dunham Hall, Litcham Road: Reference: 3PL/2018/0046/F

Members had received direct correspondence in respect of this application – see Minute No. 81/18(f) below.

4. Mattishall: Kensington Forge, Dereham Road: Reference: 3PL/2017/1112/F

Members had received direct correspondence in respect of this application – see Minute No. 81/18(i) below.

5. Rocklands: Green Lane / Mill Lane, Rockland All Saints: Reference: 3PL/2017/0899/F

Members had received direct correspondence in respect of this application – see Minute No. 81/18(k) below.

75/18 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The running order was highlighted.

76/18 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

Hockering: Reference 3PL/2018/0383/F (Agenda item 9(h))

Reasons: Negotiations with the applicant was still on-going in relation to the access, tree protection and ecology.

77/18 URGENT BUSINESS (AGENDA ITEM 6)

None.

78/18 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

Councillor Clarke asked when the next update would be on the Council's 5 year land supply. Members were informed that this information would be available shortly; it could be as soon as the next meeting at the end of July 2018.

79/18 DEFERRED APPLICATIONS (AGENDA ITEM 8)

Councillor Joel drew attention to the schedule and asked when the Dereham application was likely to be coming back to the Planning Committee particularly as it had been deferred in 2014. Members were informed that revised information had been received and a Highway response was awaited.

The schedule of deferred applications was otherwise noted.

**80/18 HOCKERING: LAND WEST OF HEATH ROAD, HEATH ROAD: REFERENCE:
3PL/2017/1574/O**

Hockering: Land West of Heath Road, Heath Road: Reference: 3PL/2017/1574/O

Application for outline planning permission for the development of up to 28 dwellings with associated works including vehicular and pedestrian access, pedestrian links, infrastructure and landscaping. All matters reserved except for access. Amended site plan showing full details of three access points from Heath Road.

This application was scheduled to be presented to the Planning Committee on 4th June 2018 but was deferred to allow the Parish Council to consider the revised plans that had been submitted.

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 as set out in the supplementary agenda (pages 230-249).

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

Applicant:	Mr Monk
Applicant's Agent:	James Platt (Locus Planning)
Hockering Parish Council:	Susan Warren (Chairman)
Objector:	Richard Hawker

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

- 1. the conditions as listed in the report;**
- 2. an additional condition to mitigate noise from the playing fields; and**
- 3. a further condition for a management strategy to be put in place for the play area to confirm the long term maintenance and management responsibilities.**

81/18 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

RESOLVED that the applications be determined as follows:

- (a) Beachamwell: 1 Walters Cottages, Beachamwell Road: Reference:
3PL/2018/0045/F

Erection of a 4 bed dwelling.

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

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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: Sarah Curr

Ward Representative: Councillor Peter Wilkinson (in support)

DECISION: Members voted unanimously against the Officers recommendation of refusal.

REASON(S): Members considered that it was not possible to locate a new dwelling to a more sustainable location within Beachamwell due to the lack of existing services across the whole area. The dwelling would also make a small contribution to the Council's five year housing land supply.

DECISION: Members voted unanimously for approval.

APPROVED: subject to conditions. Delegated authority be given to the Director of Planning and Building Control to agree conditions.

- (b) Besthorpe: Land at Oakfield Lane, Norwich Road: Reference: 3PL/2017/1527/F

Erection of 3 detached houses with garages.

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.

- (c) Carbrooke: The Crown House, Meadow Lane: Reference: 3PL/2018/0190/F

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.

Further representations had been received as set out in the supplementary agenda (pages 250-251).

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: Mathew Cutting

DECISION: Members voted unanimously for approval as recommended;

subject to the conditions as listed in the report.

(d) Dereham: 6 & 8 Elvin Road: Reference: 3PL/2018/0397/HOU

The Vice-Chairman, Councillor William Richmond declared a personal interest in this application due to him being a relative of the applicants. Councillor Richmond did not take part in the discussion or vote but remained in the room to observe.

Proposed extensions and alterations.

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 plus 1 abstention as recommended; subject to the conditions as listed in the report.

(e) Foulden: Site at School Road: Reference: 3PL/2017/1603/O

Proposed residential development.

Members had received direct correspondence in respect of this 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.

The Chairman read aloud a letter from the Ward Representative, Councillor Mike Nairn who was against the application. Further representations had been received as set out in the supplementary agenda (page 252).

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:	Chris Parsons (Parsons & Whittleby)
Foulden Parish Council:	Marianne Christian
Objector:	Neil West (on behalf of the village)

DECISION: Members voted 7 x 3 for approval as recommended subject to:

- 1. the conditions as listed in the report; and**
- 2. to investigate the possibility of the footpath being hard surfaced and extended through the playing fields towards the Village Hall.**

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- (f) Great Dunham: Great Dunham Hall, Litcham Road: Reference: 3PL/2018/0046/F

Proposed extension to grain store.

Members had received direct correspondence in respect of this application.

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 Parish Council had provided the Committee with photographs and a letter prior to the meeting. The photographs were displayed.

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:	John Moulton (JWM Design)
Great Dunham Parish Council:	Simon Fowler
Applicant:	Ian Barclay (on behalf of Roger Warnes Transport Ltd)

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

- 1. the removal of the reason under the Non-standard Condition no. 7;**
- 2. the removal of Condition no. 4 for hard landscaping and refer to the plan approved by the Planning Committee;**
- 3. the remaining conditions as listed in the report; and**
- 4. to agree the specific off-site highways work prior to issuing the approval.**

- (g) Great Ellingham: Land to South of Church St & South West of Attleborough Road: Reference: 3PL/2017/1547/O

Residential development of up to 30 dwellings with all matters reserved except for access.

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 consultations had been received as set out in the supplementary agenda (see page 253) which included a further condition in respect of external lighting provision.

No representations were made in respect of the application.

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

1. the conditions as listed in the report;
2. the additional condition as listed in the supplementary agenda; and
3. an informative condition to be added to advise the applicant that the Committee preferred to hedgerow and the field margin at the western extent of the site to be retained on the Reserved Matters plans in the interests of ecological protection.

The Officer was asked to check the position in relation to the New Homes Bonus and whether the Council received this for the 60 dwellings approved at the Appeal despite the Council's decision to refuse that application.

- (h) Hockering: Land to the North of Heath Cottage, 24 Heath Road: Reference: 3PL/2018/0383/F

Deferred see Minute No. 76/18 above.

- (i) Mattishall: Kensington Forge, Dereham Road: Reference: 3PL/2017/1112/F

Proposed residential development for 12 dwellings including change of use from storage/distribution and light industrial.

Members had received direct correspondence in respect of this 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.

Further representations had been received as set out in the supplementary agenda which included a letter from Leathes Prior Solicitors acting on behalf of the objectors (see pages 264 -272).

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 Paul Claussen (against the application)
Ward Representative:	Councillor Pablo Dimoglou (against the application)
Applicant:	Lewis Mantle (Norfolk Land)
Applicant's Agent:	Chris Parsons (Parsons & Whittley)
TP Highways Advisor:	Tony Doyle
Objectors:	Mr & Mrs Turner

DECISION: Members voted 6 x 5 for approval as recommended subject to

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the conditions as listed in the report.

Mr and Mrs Turner requested a copy of the audio recording.

- (j) Necton: VA First School, School Road: Reference: 3PL/2017/1348/O

Proposed residential development for 8 units.

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.

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

Objector: Margaret Buckingham (in relation to flooding issues)

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

- 1. the conditions as listed in the report; and**
- 2. this decision is for the principle of residential development only and all Matters are Reserved.**

Informatives would be added to the Decision Notice guidance in relation to the following matters:

The Committee considered the indicative design and layout to be poor and in need of improvement. The existing drainage problems were likely to be exacerbated due to the amount of hard standings. The local traffic difficulties needed to be taken into account. To advise that for the Reserved Matters application more car parking spaces are required to serve the swimming pool and that permeable surfacing is needed for drainage purposes. The Council would welcome the opportunity to work with future applicants to address these concerns prior to the submission of a Reserved Matters application.

- (k) Rocklands: Green Lane / Mill Lane, Rockland All Saints: Reference: 3PL/2017/0899/F

Erection of 7 no. single storey dwellings and garages/carports.

Members had received direct correspondence in respect of this application.

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 in the form of additional comments from Rocklands Parish Council contained in the supplementary agenda on page 273, and two letters of objection that had been circulated to Members prior to the meeting one of which was from Mr George Freeman MP. The latter was read

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loud by the 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 William Smith (against the application)
Applicant's Agent:	Phil Hardy (Parker Planning)
Rocklands Parish Council:	David Howie (Chairman)
Objector:	Richard Golke

DECISION: Members voted 7 x 4 against the application contrary to the Officers recommendation of approval.

REASON(S): to include reference to Policy CP14, intrusion into the countryside, impact on the visual character of the landscape and the wider surroundings.

DECISION: Members voted 7 x 4 for refusal.

The application be refused.

- (l) Swaffham: 12 Norwich Road (Trident Vehicle Group Ltd): Reference: 3PL/2017/1293/O

Proposed residential development.

Consideration was given to the Reserved Matters application 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:

Ward Representative:	Councillor Paul Darby (against the application)
Swaffham Town Council:	Councillor Les Scott
Applicant's Agent:	Chris Parsons (Parsons & Whittley)

DECISION: Members voted 8 x 2 for approval as recommended subject to the conditions as listed in the report.

- (m) Thompson: 36 Pockthorpe Lane: Reference: 3PL/2016/1122/F

Two new dwellings.

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

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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 Philip Cowen (in support)

Thompson Parish Council: Councillor Jean Kay (Chairman)

Applicant: Ann Scott

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

(n) Watton: Thetford Road: Reference: 3PL/2018/0189/VAR

Variation of Condition 16 on planning permission 3PL/2013/0510/F – relocation of play equipment to northern most area of public space.

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.

No representations were made in respect of the application.

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

(o) Whissonsett: Land south of The Cottage, New Road: Reference: 3PL/2018/0303/O

Erection of a dwelling.

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: Phil Hardy (Parker Planning)

DECISION: Members voted unanimously for approval as recommended, subject to the conditions listed in the report and those verbally reported from the Highway Authority.

(p) Whissonsett: Land off Dereham Road: Reference: 3PL/2018/0333/F

Erection of dwelling with associated garage incorporating and annexe, parking

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and garden.

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 late representation had been received from a number of residents but all issues raised had already been covered in the report.

Further representations had been received as set out in the supplementary agenda see page 274.

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: Phil Hardy (Parker Planning)

DECISION: Members voted unanimously for approval, contrary to the Officers recommendation of refusal.

REASON(S): Members considered the design to be acceptable.

DECISION: Approved, and delegated authority be given to the Director of Planning & Building Control to grant permission once the re-consultation process has taken place in connection with increasing the 'red line' boundary to address the Highway safety concerns, subject to conditions to be agreed.

(q) Whissonsett: Lower Farm, New Road: Reference: 3PL/2017/1041/F

Erection of 1 replacement dwelling.

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: Phil Hardy (Parker Planning)

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

(r) Yaxham: The Old Post Office, Norwich Road: Reference: 3PL/2018/0312/F

Demolition of outbuildings and part of the frontage of the Old Post Office, subdivision of curtilage & erection of a detached bungalow, alterations to the Old Post Office, access and associated works.

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

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Further representations had been received in respect of the application as set out in the supplementary agenda see pages 275 – 278.

No representation was made in respect of the application.

DECISION: Members voted unanimously for approval as recommended, subject to the conditions as listed in the report and delegated authority be given to the Director of Planning & Building Control to grant permission on receipt of the resolution of the ecological information.

**82/18 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE
(AGENDA ITEM 10)**

Noted.

83/18 APPEALS SUMMARY (AGENDA ITEM 11)

Noted.

The meeting closed at 3.00 pm

CHAIRMAN