

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 11 February 2019 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 H. E. J. Clarke	Mr P. R. W. Darby (Substitute Member)
Mrs J. Hollis	Mr M. J. Nairn (Substitute Member)
Mr A.P. Joel	

Also Present

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

In Attendance

Michael Horn	Solicitor to the Council
Jon Berry	Head of Development Management
Rebecca Collins	Head of Major Projects
Naomi Minto	Development Management Planner
Tom Donnelly	Development Management Assistant
Fiona Hunter	Principal Development Management Planner
Mark Simmonds	Principal DM Planner
Natalie Wicks	Planning Assistant
Joe Barrow	Planning Graduate
Julie Britton	Democratic Services Officer

12/19 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 14 January 2019 were confirmed as a correct record and signed by the Chairman.

13/19 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillor Bowes, Brame and Duigan.

Substitutes in attendance were Councillors Darby and Nairn.

**14/19 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED
(AGENDA ITEM 3)**

Agenda item 9(c): Banham: Grove Road: Reference: 3PL/2018/1102/O

Members had received direct correspondence in relation to the above application.

Action By

Agenda item 9(k): Gressenhall: Reference: 3PL/2018/1126/F

Councillor Richard Duffield as the Ward Representative in attendance to speak in support of the application, declared an interest in this item due to him carrying out work for GT Bunning & Sons Ltd as a builder. Councillor Duffield left the room whilst this item was being discussed and voted upon.

15/19 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman thanked the Members for attending the recent site visits in Great Ellingham. A further site visit was being arranged to take place in North Pickenham.

Members were asked to make a note in their diaries for the following matters:

- Monday, 04 March 2019 – site visit in Attleborough to leave from Elizabeth House at 10am – a minibus has been arranged.
- Monday, 11 March 2019 – Planning Committee meeting to start at 10.00am to allow for the Commonwealth Flag to be raised at 9.15am
- Friday, 15 March 2019 – Additional Planning Committee meeting to take place in the Connaught Hall, Attleborough – start time to be confirmed.

16/19 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

Item 9(n): Hockham: Reference: 3PL/2018/1392/D

Deferred at the request of the applicant.

Item 9(u): Watton: Reference: 3PL/2018/1398/O

Withdrawn at the request of the applicant.

17/19 URGENT BUSINESS (AGENDA ITEM 6)

None.

18/19 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

The Local Plan modification document was being prepared for a six week consultation period which was likely to start at the end of this week or the beginning of next - week commencing 18 February 2019.

19/19 DEFERRED APPLICATIONS (AGENDA ITEM 8)

The Schedule of Deferred Applications was noted.

20/19 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

RESOLVED that the applications be determined as follows:

- (a) Ashill: Land off Watton Road: Reference: 3PL/2018/1250/F

Proposed 2 no. detached dwellings, garaging, access drive and amenity space.

Action By

Consideration was given to the application presented by Tom Donnelly, Development Management Assistant.

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: Jason Barber (Studio 35)

Objector: Nonie Harrie's

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

- (b) Attleborough: Land to rear of White Pillars, London Road: Reference: 3PL/2018/1214/O

Erection of 1 detached dwelling and garage.

Consideration was given to the application presented by Fiona Hunter, 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 as listed in the report.

- (c) Banham: Grove Road: Reference: 3PL/2018/1102/O

Outline application for residential development.

Consideration was given to the outline application presented by Rebecca Collins, head of Major Projects.

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

Members had received direct correspondence in relation to the above application

Further representations had been included in the supplementary agenda (see page 244).

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: Jon Jennings (Cheffins)

Banham Parish Council: Geraldine Sayers Cowper (Clerk)

Objector: Valerie Plummer

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

1. the conditions as listed in the report;
2. a response being received from Norfolk County Council concerning required education/library contributions;
3. an agreement by the applicant to pay any such reasonable contributions as requested by Norfolk County Council; and
4. the requirements of the S106 Agreement as listed in the report.

(d) Bawdeswell: Land off Hall Road: Reference: 3PL/2018/0993/F

Residential development of 40 no. units (20% affordable) comprising a mix of housing types, accommodating open space and appropriate associated infrastructure with vehicle access via Hall Road.

Consideration was given to the application presented by Rebecca Collins, Head of Major Projects.

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

Further representations had been included in the supplementary agenda (see page 245).

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 (in support)

Applicant's Agent: Paul LeGrice and Tony Abel (Abel Homes)

Bawdeswell Parish Council: Bill Cunliffe (Chairman)

Objectors: Barbara Consadine, Jacqueline Revitt & David Atkins

DECISION: Members voted 8 x 1 for approval as recommended subject to the conditions as listed in the report; and subject to a S106 Agreement to secure:

1. **20% affordable housing;**
2. **a library and education contribution; and**
3. **an acceptable open space provision.**

(e) Garvestone: Thuxton Grange, Dereham Road, Thuxton: Reference: 3PL/2018/1309/O

Erection of 3 bed detached bungalow with separate double garage.

Consideration was given to the outline application presented by Naomi Minto, 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 Paul Claussen (in support)

Applicant: Francois Ruiz

Objector: Matthew Parker

DECISION: Members voted 8 x 2 for approval, contrary to the Officer's recommendation of refusal.

REASON(S): the site was in a sustainable location and would make a small contribution to the Council's 5 year housing land supply and did not intrude into the open countryside.

DECISION: Members voted 8 x 2 for approval.

The application be approved subject to delegated authority being granted to the Executive Director of Place to agree and impose appropriate conditions.

(f) Gooderstone: The Street: Reference: 3PL/2018/1264/F

Erection of one and half storey dwelling and garage.

Consideration was given to the application presented by Mark Simmonds, 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 Mike Nairn (in support)

Applicant: Chris Palmer (to answer question only)

Applicant's Agent: Tony Evans (Sketcher Partnership)

Gooderstone Parish Council: Stephen Carter (Chairman)

DECISION: Members voted 7 x 2 for approval contrary to the Officer's recommendation of refusal.

REASON(S): in comparison to the Planning application and the Appeal history, the reduction in the number of dwellings from 2 to 1, and the current contribution the proposal would make to the Council's 5 year housing land supply, is considered to be acceptable in the re-balancing exercise.

DECISION: Members voted 8 x 1 for approval.

The application be approved subject to delegated authority being granted to the Executive Director of Place to agree and impose appropriate conditions.

Action By

- (g) Great Ellingham: Land adjacent to 'The Bungalow' Bow Street: Reference: 3PL/2018/1475/F

Construction of a single detached dwelling and garage/cart lodge (self-build dwelling).

Consideration was given to the application presented by Tom Donnelly, Development Management Assistant.

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

Further representations had been included in the supplementary agenda (see page 246).

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

Great Ellingham Parish Council: Tim Betts (Chairman)

DECISION: Members voted unanimously for approval as recommended subject to the amendment to the Highway condition in accordance with the revised plan.

- (h) Great Ellingham: Mellor Metals, Attleborough Road: Reference: 3OB/2018/0001/OB

Amendment to S106 Agreement (planning obligation)

Consideration was given to the application presented by Fiona Hunter, Principal Development Manager.

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

All Members had received direct correspondence in relation to this application.

Further representations had been included in the supplementary agenda (see page 247).

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

Applicant: Shane Mellor

Applicant's Agent: Alan Presslee (Cornerstone Planning)

Consultant: Martin Aust (Pathfinder Development Consultants)

Great Ellingham Parish Council: Tim Betts (Chairman)

DECISION: Members voted 8 x 1 to allow the amendment to the S106 Agreement as recommended.

Action By

- (i) Great Ellingham: Land between Hingham Road and Watton Road: Reference: 3PL/2018/0852/F

Residential development plus a new village shop, village hall and allotments.

Consideration was given to the application presented by Fiona Hunter, 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 included in the supplementary agenda (see page 248).

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 (in support)

Applicant's Agents: John Barbuck (Patterson Design Ltd) and Ashley Crawton

Great Ellingham Parish Council: Tim Betts (Chairman)

Objector: David Palmer

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

1. the conditions as listed in the report; and
2. a **S106 Agreement to secure:**
 - 14 retirement units for the 55 and overs;
 - 2,200sqm of Village Hall land and contribution of £368,000 towards the construction costs;
 - one retail unit;
 - one local equipped play area of Play, one outdoor sports area, two open spaces and seven allotments as per the proposed layout plan;
 - an early year education contribution of £151,372, 50% due on occupation of 40% of the dwellings and final 50% due on occupation of 75% of the dwellings;
 - a primary education contribution of £407,540, 50% due on occupation of 40% of the dwellings and final 50% due on occupation of 75% of the dwellings;
 - a £500,000 contribution to NCC Highways for use towards off-site road infrastructure - preferred project a roundabout at the junction of Hingham Road/Watton Road/Chequers Lane;
 - an NHS contribution of £55,000 - preferred project towards upgrade of the existing facilities or re-provision of infrastructure for the benefit of the patients of Queens Square Surgery (Attleborough);
 - a library contribution of £75 per dwelling;
 - 4 x fire hydrants (to be conditioned rather than included within the S106 Agreement);
 - allotments;
 - an ecology strip; and
 - off-site footpaths from the new Village Hall site to the existing

Village Hall, and a second footpath from the retirement units to the existing Village Hall.

- (j) Great Ellingham: Land at Hingham Road/ Attleborough Road: Reference: 3PL/2018/1021/F

Residential development of 95 dwellings together with associated access, parking, landscaping and open space.

Consideration was given to the application presented by Fiona Hunter, Principal Development Management Planner. The Principal Development Management Planner clarified that no open space was proposed.

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

Further representations had been included in the supplementary agenda (see page 249).

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 (in support)

Applicant: Michael Cramp (Flagship Homes)

Applicant's Agent: Jason Parker (Parker Planning)

Great Ellingham Parish Council: Tim Betts (Chairman)

Objector: Carey Moore

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

- 1. the conditions as listed in the report and in the supplementary report; and**
- 2. a S106 Agreement to secure:**
 - **16 affordable rent units;**
 - **a viability review after 3 years;**
 - **1,522sqm of land to be dedicated to highways before works above slab level;**
 - **a wildlife mitigation area; and**
 - **2 x fire hydrants (to be conditioned rather than included within the S106 Agreement).**

- (k) Gressenhall: Smithy House, The Green: Reference: 3PL/2018/1126/F

1 no. 116x60.8m steel portal frame building, associated concrete hardstanding and drainage.

Consideration was given to the application presented by Rebecca Collins, Head of Major Projects.

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

Action By

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 (in support)

Applicant: Greg Shepherd

Applicant's Agent: Oliver Jones (Plandescil Ltd)

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

- (l) Harling: Land North of Lime Kiln House, Eccles Road, East Harling: Reference: 3PL/2018/1198/F

Erection of four dwellings, garages and creation of new vehicular access.

Consideration was given to the application presented by Mark Simmonds, Principal 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: James Platt (Locus Planning)

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

- (m) Hilborough: Development Site Opp Taylor Barn, Brandon Road: Reference: 3PL/2018/1184/O

Residential development single dwelling.

Consideration was given to the outline application presented by Mark Simmonds, Principal 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: Hannah Clarke

DECISION: Members voted 6 x 3 for approval, contrary to the Officer's recommendation of refusal.

REASONS: The development was in a sustainable location; the access to the site was considered satisfactory and there would not be an unacceptable intensification of traffic to result in a highway safety issue.

DECISION: Members voted 6 x 3 for approval.

The application be approved subject to delegated authority being granted

to the Executive Director of Place to agree and impose appropriate conditions.

- (n) Hockham: Plot south of 8 Little Hockham Lane: Reference: 3PL/2018/1392/D

This application had been deferred at the request of the applicant.

- (o) Kilverstone: Kilverstone Landfill Site, Brettenham Corner: Reference: 3PL/2018/0401/F

Full planning permission application for land re-profiling to address differential settlement through soil recovery at Kilverstone Landfill site.

Consideration was given to the application presented by Mark Simmonds, 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 included in the supplementary agenda (see page 251).

No representations were made in respect of the application.

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

- 1. no material planning objections being raised by Natural England; and**
- 2. the conditions as listed in the report and the supplementary report.**

- (p) North Elmham: Dale Farm: Great Heath Road: Reference: 3PL/2018/1196/F

Two storey & single storey side extensions, erect front porch. Add a brick skin around the existing walls to match the bricks for the new extensions.

Consideration was given to the application presented by Tom Donnelly, Development Management Assistant.

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 Gordon Bambridge (in support)

Applicant: Mr Hetherington

Applicant's Agent: James Brown (J A Brown Building Services)

DECISION: Members voted 7 x 2 for refusal as recommended.

- (q) Rocklands: Land Adj Laurel Bungalow Watton Road, Little Ellingham: Reference: 3PL/2018/1459/F

Single storey dwelling with detached garage.

Action By

Consideration was given to the application presented by Tom Donnelly, Development Management Assistant.

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: Andy Nixon

Applicant's Agent: Jon Venning

DECISION: Members voted 8 x 1 for approval, contrary to the Officer's recommendation of refusal.

REASONS: This was an infill plot, not remote and had access to services and facilities and the development would make a small contribution to the Council's 5 year housing land supply.

DECISION: Members voted 8 x 1 for approval.

The application be approved subject to delegated authority being granted to the Executive Director of Place to agree and impose appropriate conditions.

- (r) Shropham: Rose Cottage Low Road: Reference: 3PL/2018/1466/O

Outline planning permission (access only) for up to three dwellings.

Consideration was given to the outline application presented by Tom Donnelly, Development Management Assistant.

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: Phil Cowen (in support)

Applicant: Peter Francis

Applicant's Agent: David Rogers (DJR Design)

Shropham Parish Council: David Napier (Chairman)

DECISION: Members voted 6 x 3 for approval, contrary to the Officer's recommendation of refusal.

REASONS: The access to the site was considered satisfactory and was not classed as dangerous; the development would not have an impact on the character of the area and the housing would make a small contribution to the Council's housing land supply.

DECISION: Members voted 6 x 3 for approval.

The application be approved subject to delegated authority being granted to the Executive Director of Place to agree and impose appropriate conditions.

- (s) Swaffham: Land north of Green Way, Ecotech Business Park: Reference: 3PL/2018/1323/F

New Police Station building and construction of hardstanding/landscaping, new access and external works.

Consideration was given to the application presented by Rebecca Collins, Head of Major Projects.

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

Further representations had been included in the supplementary agenda (see page 252).

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 in the supplementary report.

- (t) Thetford: Kimms Belt Corner: Reference: 3OB/2018/0010/OB

Amendment to the S106 Agreement on 3PL/2016/0379/F.

Consideration was given to the application presented by Fiona Hunter, 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 to allow the amendment to the S106 Agreement as recommended.

- (u) Watton: Land off Sharman Avenue: Reference: 3PL/2018/1398/O

This application had been withdrawn at the request of the applicant.

- (v) Weeting: Fengate Drove: Reference: 3PL/2018/0262/O

Outline permission (with all matters reserved) for 26 dwellings with parking and gardens, access road, open space and drainage basin.

Consideration was given to the outline application presented by Fiona Hunter, 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 included in the supplementary agenda (see

Action By

page 254).

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

Applicant: Mr Hall

Applicant's Agent: Mark Thompson (Small Fish)

Contaminated Land Consultant: Chris Hepworth

DECISION: Members voted 7 x 1 + 1 abstention for refusal as recommended.

**21/19 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE
(AGENDA ITEM 10)**

Noted.

22/19 APPEALS SUMMARY (FOR INFORMATION) (AGENDA ITEM 11)

Noted.

The meeting closed at 3.40 pm

CHAIRMAN