

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Monday, 16 December 2019 at 9.30 am in  
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

**PRESENT**

Mr N.C. Wilkin (Chairman)	Mrs H, Crane
Mr P. S. Wilkinson (Vice-Chairman)	Mr K.S. Gilbert
Mr R. Atterwill	Mr K. Martin
Councillor C. Bowes	Mrs S. E. Suggitt
Councillor M. Chapman-Allen	Miss H. Bushell (Substitute Member)
Mr H. E. J. Clarke	Mrs V. Dale (Substitute Member)

**Also Present**

Mr D. Wickerson (Substitute Member)	Mr I. Martin (Ward Representative)
Mr P.D. Claussen (Ward Representative)	Mr P.J. Hewett (Ward Representative)

**In Attendance**

Michael Horn	Solicitor to the Council
Rebecca Collins	Head of Major Projects
Chris Hobson	Principal Development Management Planner
Caroline Harris	Technical Support Officer
Julie Britton	Democratic Services Officer

**127/19 MINUTES (AGENDA ITEM 1)**

The Minutes of the meeting held on 25 November 2019 were confirmed as a correct record and signed by the Chairman.

**128/19 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

Apologies for absence were received from Councillors Brame and Duigan. The substitutes in attendance were Councillors Bushell and Dale.

**129/19 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)**

Councillor Crane declared a personal and prejudicial interest in agenda item 9(d) and left the room whilst this item was being discussed.

**130/19 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

It was noted that the site visit previously arranged for Thursday, 19 December 2019 had been postponed and re-arranged to take place on Thursday, 9 January 2020 at midday.

**131/19 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)**

None.

**Action By**

**132/19 URGENT BUSINESS (AGENDA ITEM 6)**

None.

**133/19 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)**

A Local Plan training session for all Members had been arranged to take place following the Planning Committee meeting at 1pm in the Anglia Room.

**134/19 DEFERRED APPLICATIONS (AGENDA ITEM 8)**

a) Great Hockham: Land North of Wretham Road: Reference: 3PL/2019/0474/F

Erection of eighteen residential units with associated highway and landscape works.

This application had been deferred at the Planning Committee meeting on the 28th October 2019 due to the recent receipt and publication of the Inspectors Report in relation to the Breckland Local Plan. Breckland Council had since adopted the Local Plan at its Full Council meeting on 28th November 2019; therefore, the policies contained within the emerging Local Plan had to be given full weight and the Council could also demonstrate a five year housing land supply.

Additionally, since the 28<sup>th</sup> October, the applicants had also submitted revised plans showing minor amendments to the scheme

Consideration was given to the application presented by Chris Hobson, Principal Development Manager.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance and any new material planning considerations since the earlier resolution to grant planning permission.

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

Applicant(s): Ed Mumford-Smith and Andrew Savage (Broadland Development Services)

Applicant's Agent: Jake Lambert (Bidwells)

Gt Hockham Parish Council: Cllr Aaron Lambert (in support)

Objector: Andrew Lloyd

**DECISION: Members voted unanimously for approval subject to:**

- 1. the updated conditions as listed in the report;**
- 2. a S106 Agreement to secure the affordable dwellings;**
- 3. 1.8 metre closed board fencing wooden fencing be installed on the eastern boundary in place of the 1.2 m chain link fencing; and**
- 4. Delegated authority be granted to the Executive Director of Place to**

**refuse the application if the S106 Agreement had not been completed within 3 months from the date of this Planning Committee meeting, the 16 December 2019.**

**135/19 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)**

The Schedule of Planning Applications was determined as follows:

a) Holme Hale: Hannover Farm, Hale Road Reference: 3OB/2019/0030/OB

Removal of Section 106 obligation attached to planning permission reference 3PL/1999/0665/D restricting the occupation of the dwelling to someone employed in the agricultural business operating on the holding.

Consideration was given to the report 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.

No representations were made in respect of the application.

**DECISION: Based on the reasoning provided in the report, Members voted in favour to remove the planning obligation as recommended.**

b) Mattishall: Land south Dereham Road: Reference: 3OB/2019/0036/OB

To bring the affordable housing in line with the emerging local plan. To bring the wording in line with current requirements of registered providers.

Consideration was given to the report presented by Chris Hobson, Principal Development Manager.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance and any new material planning considerations since the earlier resolution to grant planning permission.

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 recommendation)

Ward Representative: Councillor Ian Martin (against the recommendation)

Mattishall Parish Council: Cllr Richard Turner (against the recommendation)

Objector: Nicky Grandy (Mattishall Neighbourhood Plan Working Group)

**DECISION: Members voted 9 x 2 against the recommendation of approval to modify the planning obligation to reduce the affordable housing provision from 40% to 25%.**

**REASON(S):** the Planning Inspectorate's decision was that there should be 40% affordable housing on this site. Its Decision Letter gives significant weight to this fact. The Committee believed that the Inspector could well have come to a different conclusion at the time of the Appeal if the affordable housing element had only been 25%.

**DECISION:** Members voted 9 x 2 to refuse the application.

c) Shipdham: Land south of Chapel Street: Reference: 3PL/2019/1056/O

Outline permission for the erection of up to 36 dwellings, with all matters except access reserved.

Consideration was given to the report 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.

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 Hewett (in support)

Applicant's Agent: Sarah Hornbrook (Bidwells)

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

1. the conditions as listed in the report and a Grampian condition for works to the access on the northern site of Chapel Street; and
2. the signing of a S106 Agreement to secure the following obligations:
  - 25% Affordable Housing in accordance with Policy HOU07 of the Local Plan;
  - open space including a LAP and the woodland as shown on the site layout plan and maintenance contributions in accordance with ENV04 of the Local plan;
  - education contributions for this proposed development for Thomas Bullock CE Primary Academy school, in accordance with the County Council standard multiplier (Table 2);
  - 1 hydrant per 50 dwellings (to be secured by condition);
  - a library contribution of 75 per dwelling;
  - contributions towards the maintenance and signage of Footpath 12; and
  - a maintenance/mitigation contribution or commuted sum for new and existing GI features

Action By

- d) Shipdham: The Old Waggon And Horses, Chapel Street : Reference: 3PL/2019/1308/VAR

Variation of Condition 2 of 3PL/2016/0655/F - revised access and layout.

Councillor Crane declared a personal and prejudicial interest in this item and left the room whilst this application was discussed.

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.

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 Hewett (against the application)

Applicant's Agent: Erica Whettingsteel (EJW Planning)

Objector: Richard Smith

**DECISION: Members voted 8 x 2 against the Officer's recommendation of approval.**

**REASON(S): the application was contrary to Policy EC04 of the Council's adopted Local Plan and the permanent loss of a business was not acceptable.**

**DECISION: Members voted 8 x 2 to refuse the variation.**

**136/19 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (FOR INFORMATION) (AGENDA ITEM 9)**

Noted.

**137/19 APPEALS SUMMARY (FOR INFORMATION) (AGENDA ITEM 10)**

Noted.

The meeting closed at 11.10 am

CHAIRMAN