

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 10 February 2020 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)	Mrs V. Dale
Mr R. Atterwill	Mr P.J. Duigan
Councillor C. Bowes	Mr K.S. Gilbert
Mr R. F. W. Brame	Mr K. Martin
Mr H. E. J. Clarke	

Also Present

Mr D. Wickerson (Substitute Member) (to observe)	Mrs S. E. Suggitt (to observe)
Mr P. Morton (to observe)	

In Attendance

Michael Horn	Solicitor to the Council
Jon Berry	Head of Development Management
Rebecca Collins	Head of Major Projects
Mark Simmonds	Principal Development Management Planner
Hugh Coggles	Tree & Countryside Officer
Joe Barrow	Planning Graduate
Tom Donnelly	Development Management Planner
Mandy Cunnington	Technical Support Officer
Julie Britton	Democratic Services Officer

11/20 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 13 January 2020 were confirmed as a correct record and signed by the Chairman subject to Parish Councillor Aaron Lambert being added to the list of speakers under Minute No. 9/20(k) for Great Hockham.

12/20 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

An apology of absence was received from Councillor Marion Chapman-Allen.

13/20 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

All Members had received correspondence from the applicant in relation to Agenda item 8(c) – TPO 2019 no. 12: Litcham.

14/20 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman mentioned the Panel meetings that had been taking place for a number of months. He was pleased that all Members had now been involved. He asked if all Members could respond to their invite(s) to future Panel meetings.

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Members were informed that this would be the last meeting for Jon Berry, the Head of Development Management as he was leaving the Council at the end of February. Jon had always been there for Members and had always been very accommodating and the Chairman wished him well for the future.

Members concurred with the Chairman's comments. Councillor Wilkinson said that as Vice-Chairman of the Planning Committee he had worked with Jon on many occasions on a one to one basis and totally agreed with the comments made.

Jon thanked everyone for their kind words.

**15/20 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA
(AGENDA ITEM 5)**

None.

16/20 URGENT BUSINESS (AGENDA ITEM 6)

None.

17/20 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

The Head of Development Management said the new recently adopted Local Plan was in the early stages of review.

**18/20 FORMAL OBJECTIONS TO TREE PRESERVATION ORDERS (AGENDA
ITEM 8)**

a) TPO 2019 No. 11: Beetley

RESOLVED that the objection to the serving of Tree Preservation Order (TPO) 2019 No. 11 be determined as follows:

Consideration was given to the report presented by Hugh Coggles, the Tree & Countryside Officer.

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: Mr D Addison

DECISION: Members voted 8 x 1 to confirm the Order and the correction to G1 be made.

b) TPO 2019 No.09: Bylaugh

RESOLVED that the objection to the serving of Tree Preservation Order (TPO) 2019 No. 9 be determined as follows:

Consideration was given to the report presented by Hugh Coggles, the Tree & Countryside Officer.

Members considered the matter and fully explored the details of the report in light

Action By

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: Nicola Aylin

DECISION: Members voted 8 x 1 + 1 abstention to confirm the Order in its current form with no alternations.

c) TPO 2019 no.12: Litcham

RESOLVED that the objection to the serving of Tree Preservation Order (TPO) 2019 No. 12 be determined as follows:

Consideration was given to the report presented by Hugh Coggles, the Tree & Countryside Officer.

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

All Members had received correspondence from the Applicant.

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

Applicants: Miss Carolyn Shaw and Mr Nicholas Fulcher.

DECISION: Members voted 9 x 1 to confirm the Order in its current form with no alterations.

19/20 DEFERRED APPLICATIONS (AGENDA ITEM 9)

The schedule of deferred applications was noted.

20/20 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)

The Schedule of Planning Applications was determined as follows:

a) Beetley: Land to the North East of Fakenham Road: Reference: 3PL/2019/0855/O

Erection of three self-build detached dwellings with garaging including means of access.

Consideration was given to the report presented by Joe Barrow, Planning Graduate

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: Debi Sherman (One Planning)

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Objector: George Hayes

DECISION: Members voted 5 x 5 and following the Chairman's casting vote which was one of refusal, the application was refused as recommended.

- b) Beetley: Land adjacent Whitemill off Green Lane: Reference: 3PL/2019/1062/O

Outline application for the erection of 3 no. dwellings with all matters reserved except for access.

Consideration was given to the report presented by Joe Barrow, Planning Graduate.

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: Phil Hardy (Parker Planning)

Supporter: Gary Feeke

DECISION: Members voted 6 x 4 for approval contrary to the Officer's recommendation of refusal.

REASONS: Members felt that this presented an opportunity to develop a brownfield site, which on balance, outweighed the reason for refusal.

DECISION: Members voted 6 x 4 to approve the application; subject to delegated authority being granted to the Executive Director of Place to agree and impose suitable conditions.

- c) Harling: Land north of Kenninghall Road and south of Quidenham Road: Reference: 3PL/2019/1076/O

Outline planning application with all matters reserved except access for redevelopment of the site for 85 no. residential dwellings with new access point, associated landscaping and open space.

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.

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: Jane Crichton (Lampro)

DECISION: Members voted 9 x 1 for approval as recommended; subject to:

- 1. a 21 day re-consultation period following the receipt of amended plans;**

2. the conditions as listed in the report;
3. an additional condition with regards to replanting of hedgerow; and
4. the signing of a S106 Agreement to secure the obligations and contributions as set out in the report, including 25% affordable housing (not listed in the report).

d) Kenninghall: The Chapel, Quidenham Road: Reference: 3PL/2019/0745/F

Erection of a dwelling.

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

e) Narborough: Land at Meadow Lane, Meadow Road: Reference: 3PL/2019/0831/F

Use of land as a "plot" for travelling showpeople to include storage of fairground rides/equipment, touring caravan parking, standing of a mobile home and erection of a general purpose storage building.

Consideration was given to the report 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 Peter Wilkinson (against the application)

Applicant: Mr Edwards (to answer questions)

Applicant's Agent: Tony Evans (Sketcher Partnership) (to answer questions)

Objector: Robert Hayes

DECISION: Members voted 5 x 4 for refusal contrary to the Officer's recommendation of approval.

REASONS: Members duly considered the previous Appeal decision in respect of this site, and – whilst acknowledging that that application was for a different use - nevertheless concluded that the site was not in a sustainable location.

DECISION: Members voted 5 x 4 to refuse the application.

- f) Riddlesworth: School House, Hall Lane: Reference: 3DC/2020/0008/DOC

Discharge of condition 4 on 3PL/2018/0599/HOU.

Consideration was given to the report presented by Tom Donnelly, 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:

Marcia Grice (Birketts) (acting on behalf of all parties including Breckland Council)

DECISION: Members voted unanimously for approval as recommended - to divert the bridleway and enable to development to take place.

- g) Sporle: Essex Farm, The Street: Reference: 3PL/2019/0920/O

Outline application for residential development (all matters reserved save for access) including access and associated roads, parking, landscaping, public open space and attenuation ponds.

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:

Applicant's Agent: Nick Durrant (Durrant's Building Consultancy)

Supporter: Calvin McCloud

Objector: Ian Drane

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

- 1. the conditions as listed in the report; and**
- 2. the signing of a S106 Agreement to secure the obligations and contributions as set out in the report.**

- h) Weeting: Sixpenny Tithe, Park View: Reference: 3PL/2019/1517/HOU

Construction of southern boundary wall.

Consideration was given to the report presented by Tom Donnelly, Development

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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.

**21/20 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE
(FOR INFORMATION) (AGENDA ITEM 11)**

Noted.

22/20 APPEALS SUMMARY (FOR INFORMATION) (AGENDA ITEM 12)

Noted.

The meeting closed at 12.20 pm

CHAIRMAN