

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 13 January 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)	Mr P.J. Duigan
Mr R. Atterwill	Mr K.S. Gilbert
Mr R. F. W. Brame	Mr K. Martin
Councillor M. Chapman-Allen	Mrs S. E. Suggitt
Mr H. E. J. Clarke	Miss H. Bushell (Substitute Member)

Also Present

Mr S.G. Bambridge (Executive Member)	Mr I. Martin (Ward Representative)
Mr S Askew (Ward Representative)	Mr P. Morton (Ward Representative)
Mr P.D. Claussen (Executive Member)	Miss T. Taylor (Ward Representative)
Mr J.P. Cowen (Ward Representative)	Mrs L.S. Turner (Ward Representative)
Mrs V. Dale (Substitute Member) to observe	Mrs A. M. Webb (Ward Representative)
Mr P.J. Hewett (Executive Member)	Mr D. Wickerson (Substitute Member) to observe
Mr R.G. Kybird (Ward Representative)	

In Attendance

Michael Horn	Solicitor to the Council
Rebecca Collins	Head of Major Projects
Simon Wood	Director of Planning & Building Control
Chris Hobson	Principal Development Management Planner
Naomi Minto	Development Management Planner
Mark Simmonds	Principal Development Management Planner
Mandy Cunnington	Technical Support Officer
Joanna Hall	Technical Support Team Leader (Planning)
Julie Britton	Democratic Services Officer

1/20 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 16 December 2019 were confirmed as a correct record and signed by the Chairman.

2/20 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

An apology for absence was received from Councillor Claire Bowes. Councillor Hilary Bushell was in attendance as her substitute.

Councillors Vera Dale and David Wickerson (substitute Members of the Planning Committee) were also in attendance to observe the meeting.

Action By

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

a) Councillor Helen Crane declared a prejudicial interest in the following agenda items:

- Shipdham: Land at Church Lane: Reference: 3PL/2019/0401/F (Agenda item 8(c))
- Attleborough: Land North of Blackthorn Road: Reference: 3PL/2019/0275/O (Agenda item 9(c))
- Beachamwell: Land adjacent 4 Beachamwell Road, Drymere: Reference: 3PL/2019/0995/O (Agenda item 9(e))
- Shipdham: Land adjacent Larwood Way: Reference: 3PL/2019/0988/F (Agenda item 9(n)).

Councillor Crane did not take part in the discussions or vote on the aforementioned applications.

b) All Members had received direct correspondence from the objector in respect of the following application:

- Whinburgh & Westfield: New Barn Place, Dereham Road: Reference: 3PL/2018/1052/F (Agenda item 9(q))

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

The Chairman wished everyone in attendance a very happy New Year.

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

Agenda item 9(f) for Beeston: Reference: 3PL/2019/0809/O had been deferred and would be heard at a later date.

6/20 URGENT BUSINESS (AGENDA ITEM 6)

None.

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

Simon Wood, the Director of Planning & Building Control advised that Officers were now looking at the pros and cons of the new Local Plan and any issues/concerns would be reported to Members accordingly.

8/20 DEFERRED APPLICATIONS (AGENDA ITEM 8)

a) Dereham: Land East of Yaxham Road and south of Dumpling Green:
Reference: 3PL/2010/1361/F

Erection of 255 dwellings with associated open space.

This application had originally been heard at the Planning Committee meeting on 1 September 2014. Following a series of deferrals, Members resolved to grant planning permission subject to certain matters being re-considered (see report).

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

Action By

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 Representatives for Dereham:	Councillors Alison Webb and Philip Morton (spoke against the application)
Ward Representative for Yaxham:	Councillor Ian Martin (spoke against the application)
Dereham Town Council:	Tony Needham (Clerk)
Applicant's Agent:	Christopher Smith (Hopkins Homes)
Applicant's Agent:	Michelle Robinson (Hopkins Homes Highways)
Yaxham Parish Council:	Chris Couves
Yaxham Neighbourhood Plan Working Group:	Bob Gust
Objector:	Chris Manning

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

REASONS: the site is outside the settlement boundary and would significantly harm the intrinsic character and beauty of the open countryside contrary to Policy GEN05 of the Breckland Local Plan.

DECISION: Members voted 7 x 4 to refuse the application.

b) Dereham: Land off Swanton Road: Reference: 3PL/2015/1487/O

Residential development of up to 216 dwellings, landscaping, open space, parking and access from Swanton Road.

This application had originally been heard at the Planning Committee meeting on 3 July 2017. Following a series of deferrals, Members resolved to grant planning permission subject to proposed conditions and the completion of a S106 Agreement (see report).

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 outline 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(s):	Councillors Alison Webb and Philip
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Action By

Morton (spoke against the application)

Dereham Town Council:

Tony Needham (Clerk)

DECISION: Members voted 7 x 4 for approval as recommended subject to:

- 1. the conditions as listed in the report; and**
- 2. a S106 Agreement to deliver and provide:**
 - 40% Affordable Housing in excess of Policy HOU07 of the newly adopted Local Plan;**
 - Contributions to Library services;**
 - Contributions to Primary Schools on a pro rata basis;**
 - Public Open Space;**
 - Health Facilities;**
 - Green infrastructure; and**
 - Open Space provision in accordance with Policy ENV04.**

c) Shipdham: Land at Church Lane: Reference: 3PL/2019/0401/F

Councillor Helen Crane declared a prejudicial interest in this application and did not take part in or vote on this application.

Residential development of 6 dwellings/houses.

This application had been deferred from the meeting held on 30 September 2019 in order to obtain a legal agreement to demonstrate that the works to the church wall, in order to provide a sufficient level of visibility, could be carried out as this lied outside of the land owned by or in the applicant's control.

It had since been established that the relevant permission from the Parochial Church Council had not been obtained and therefore these works cannot take place.

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 Lynda Turner (in support)

Applicant: Christopher Tilley

Applicant's Agent: Henry Isotta Day (Clayland)

Objector: Stephen Kite

DECISION: Subject to 1 abstention, Members voted 9 x 1 for refusal as recommended.

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

The Schedule of Planning Applications was determined as follows:

a) Attleborough: The Railway Station, Station Road: Reference: 3PL/2019/0827/F

Demolition of the two small ancillary buildings. Redevelopment of the existing car park to include new car park area to be laid out including new parking bays, ticket machine and CCTV and lighting. Demo of existing boundary retaining wall and construction of new realigned wall, footway/cycleway and new bus stop.

The application was considered in conjunction with Agenda item 9(b).

Consideration was given to the report 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:

Applicant's Agent: Mike Arthur (Design Mad-London)

Head of Planning (for the applicant): Joanna O'Donnell

Greater Anglia: Stuart Freer

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

b) Attleborough: The Railway Station, Station Road: Reference: 3PL/2019/0780/LB

Demolition of the two small ancillary buildings, redevelopment of the existing car park to include new car park area to be laid out including new parking bays, ticket machine and CCTV and lighting. Demo of existing boundary retaining wall and construction of new realigned wall, footway/cycleway and new bus stop.

The application was considered in conjunction with Agenda item 9(a).

Consideration was given to the report presented by Naomi Minto, Development Management Planner.

Members considered the matter and fully explored the details of the Listed Building 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

Applicant's Agent: Mike Arthur (Design Mad-London)

Head of Planning (for the applicant): Joanna O'Donnell

Greater Anglia: Stuart Freer

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

c) Attleborough: Land North of Blackthorn Road: Reference: 3PL/2019/0275/O

Development of up to 80 dwellings with associated infrastructure including green space, swale and noise attenuation barrier.

Councillor Crane declared a prejudicial interest in this application and did not take part in the discussions or vote on the application.

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 outline 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: Paul Clarke (Brown & Co.)

DECISION: Subject to one abstention, Members voted 6 x 2 against the Officers recommendation of approval.

REASONS: the site is outside the settlement boundary and would materially affect the intrinsic character and beauty of the countryside in this location as this is a green buffer between the A11.

DECISION: Subject to one abstention, Members voted 6 x 2 to refuse the application.

d) Attleborough: Land Adjacent to The Paddocks, Leys Lane: Reference: 3PL/2019/0397/F

Proposed erection of five detached two storey dwellings with garages and associated parking.

Consideration was given to the report 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:

Ward Representative: Councillor Taila Taylor (in support of the application)

Action By

Applicant: John Gaskin

Applicant's Agent: Jon Venning

DECISION: Members voted 7 x 3 to defer the application contrary to the Officer's recommendation of refusal.

DECISION: Deferred to allow the applicant and Agent to consider and address the comments made by the District Valuer within the Viability Assessment, and to find and appropriate Highways solution.

- e) Beachamwell: Land adjacent 4 Beachamwell Road, Drymere: Reference: 3PL/2019/0995/O

Proposed residential dwelling.

Councillor Helen Crane declared a prejudicial interest in this application and did not take part in or vote on this application.

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 outline 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 (spoke in support of the application)

Applicant: Rebecca Gibbons

Supporter: Christine Foulsham

DECISION: Subject to one abstention, Members 6 x 2 for approval contrary to the Officer's recommendation of refusal.

REASONS: Members felt that the application accorded with Policy HOU05 and the dwelling did represent 'rounding off a cluster' of buildings.

DECISION: Subject to one abstention, Members voted 6 x 2 to approve the application; subject to:

1. delegated authority being granted to the Executive Director of Place to agree and impose suitable conditions; and
2. further conditions to ensure a self-build dwelling and the removal of permitted development rights.

- f) Beeston: Land off Chapel Lane: Reference: 3PL/2019/0809/O

This application had been deferred.

Action By

g) Bradenham: Twizel Barn, Top Farm, New Lane: Reference: 3PL/2019/1351/F

Proposed conversion & extension of redundant barn to dwelling.

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 Helen Crane (spoke in support of the application)

Applicants: Mr & Mrs Salmon (to answer questions)

Applicant's Agent: John Moulton (JWM Design)

Supporter: Elizabeth Gould

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

REASONS: Members had regard to the applicant's Structural Engineer's report and were of the view that Policy HOU12, allowing for the sustainable re-use of existing buildings in the countryside, had been met and the building was substantially intact and the proposal was not for significant extension.

DECISION: Members voted 6 x 2 to approve the application; subject to delegated authority being granted to the Executive Director of Place to agree and impose suitable conditions.

h) Gressenhall: Land at Bridge Street: Reference: 3PL/2019/1034/O

Erection of single storey detached dwelling including change of use of land to residential and demolition of existing buildings.

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 outline 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:

Ward Representative: Councillor Atterwill (in support of the application)

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

1. the conditions as listed in the report; and

2. permitted development rights being restricted to prevent any dormer/velux windows being installed in the roof space.

- i) Harling: Land North of Lime Kiln House, Eccles Road: Reference: 3PL/2019/0979/F

Erection of five dwellings, garages and creation of 1 new vehicular access.

Consideration was given to the report 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.

Councillor Roy Brame read aloud a statement following Councillor Marion Chapman-Allen's departure from the meeting which asked Members to take account of the Parish Council's concerns.

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 Planning Design)

Objector: Peter Allott

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

REASONS: Overdevelopment of the site and the location of the access which would impact the amenity of the adjacent property particularly from car headlights.

DECISION: Members voted unanimously to refuse the application.

- j) Harling: Middle Harling Farm, West Harling Road : Reference: 3PL/2019/1210/O

Demolition of existing buildings and the erection of up to 4 dwellings with associated parking, garages, access, servicing and landscaping.

Consideration was given to the report presented by Naomi Minto, Development Management Planner.

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

The Chairman read aloud a letter of support from the Ward Representative, Councillor William Nunn.

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

Applicant: Mick Seaby (and his father)

Action By

Applicant's Agent: Yee Cheung-Boyer

DECISION: Members 7 x 3 for approval contrary to the Officer's recommendation of refusal.

REASONS: Members felt that as this is a brownfield site, the erection of up to 4 dwellings would be a good replacement for the redundant agricultural buildings and would improve the character and appearance of the site.

DECISION: Members voted 9 x 1 to approve the application; subject to:

- 1. delegated authority being granted to the Executive Director of Place to agree and impose suitable conditions; and**
- 2. a further condition to ensure the plots are sold as self-build dwellings.**

k) Hockham: The Pightle, Vicarage Road, Great Hockham: Reference: 3PL/2019/1085/F

Construction of a two bedroom single storey self-build dwelling.

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(s): Councillors Stephen Askew and Robert Kybird (in support of the application)

Applicant: Tracy Thomas

DECISION: Members voted 6 x 5 for approval contrary to the recommendation of refusal.

REASON(S): whilst Members acknowledged the Highway issue, the planning benefits of granting the application outweighed the Highway objections taking account that it was a singular self-build dwelling.

DECISION: Members voted 8 x 3 to approve the application; subject to delegated authority being granted to the Executive Director of Place to agree and impose suitable conditions including a condition to ensure a self-build dwelling.

l) North Pickenham: Development Site, Brecklands Green: Reference: 3PL/2019/0656/F

Residential development - 4 new houses and 2 double carports (amended scheme).

Consideration was given to the report presented by Mark Simmonds, Principal Development Management Planner.

Action By

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: Mr Gray

Applicant's Agent: Tony Evans (Sketcher Partnership)

DECISION: Members 9 x 1 for refusal as recommended.

- m) Old Buckenham: Land to the west of 49 Hargham Road: Reference: 3PL/2019/1164/PIP

Permission in principle for erection of four detached dwellings.

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 Permission in Principle (PIP) 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 of the application)

Applicant's Agent: Nick Moys (Brown & Co)

Parish Council: Adrian Joel

Members voted 6 x 5 to approve the application, contrary to the Officer's recommendation of refusal; however, following a great deal of discussion and for clarity the Chairman asked that the vote for approval be taken again.

DECISION: Members voted 7 x 4 for refusal as recommended.

- n) Shipdham: Land adjacent Larwood Way: Reference: 3PL/2019/0988/F

Councillor Helen Crane declared an interest in this application but did not take part in or vote on this application.

Proposed residential development of 8 dwellings.

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 Lynda Turner (in support)

Action By

Applicant's Agent: Henry Isotta Day (Clayland)

Objector: Bonnie Wordley

DECISION: Subject to 1 abstention, Members voted 8 x 2 for refusal as recommended.

- o) Swanton Morley: Land adjacent to Crispins, Gooseberry Hill: Reference: 3PL/2017/1548/O

Erection of detached dwelling.

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 outline 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 Roger Atterwill (in support of the application)

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

1) the conditions as listed in the report; and

2) the completion of a S106 Agreement to ensure the funds generated by the development are used in their entirety for the works to the Church.

- p) Swanton Morley: Residential Allocation 1: Reference: 3PL/2018/1246/F

Erection of 85 dwellings with associated Open Space.

Consideration was given to the report presented by Chris Hobson, 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 Roger Atterwill (in support of the application)

Applicant's Agent: Christopher Smith (Hopkins Homes)

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

1. the conditions as listed in the report; to include conditions relating

to bus stops, working hours, sustainability and road widening, to take place early on in the development; and

2. a S106 Agreement to be completed within 3 months to deliver and provide:

- on site affordable housing provision of 21 dwellings in accordance with Policy HOU07;
- £6,500 to upgrade surface of Public Rights of Way within Swanton Morley
- on site open space provision including LEAP and future maintenance contribution at £8.50 per square metre, in accordance with Policy ENV04;
- a financial contribution of £12,500 towards off-site affordable housing provision; and
- libraries contribution equivalent to £75 per dwelling.

q) Whinburgh & Westfield: New Barn Place, Dereham Road: Reference: 3PL/2018/1052/F

Construction of a manege (retrospective - altered location and footprint from that approved under 3PL/2015/0948/F).

All Members had received direct correspondence from the objector.

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

Members considered the matter and fully explored the details of the retrospective 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 Ian Martin

Applicant's Agent: Phil Hardy (Parker Planning)

Applicant's Father: David Simons (to answer questions)

Objector: Neil Hakes

DECISION: Members voted 7 x 4 to approve the retrospective application as recommended subject to the conditions as listed in the report.

10/20 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 10)

Noted.

The meeting closed at 5.20 pm

CHAIRMAN