

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

Held on Monday, 25 January 2021 at 1.00 pm via Zoom

PRESENT

Mr N.C. Wilkin (Chairman)	Mr H. E. J. Clarke
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
Councillor M. Chapman-Allen	Mr R.G. Kybird (Substitute Member)

Also Present

Mr P.D. Claussen (Ward Representative)	Mr R.W. Duffield (Ward Representative)
Mr D. Wickerson (Substitute Member)	Mr I. Martin (Ward Representative)
Mr J.P. Cowen (as applicant's agent)	Mrs S. E. Suggitt (Ward Representative)

In Attendance

Michael Horn	Solicitor to the Council
Simon Wood	Director of Planning & Building Control
Rebecca Collins	Head of Development Management
Hugh Coggles	Tree & Countryside Officer
Rebecca Harris	Technical Support Officer
Chris Hobson	Principal Development Management Planner
Fiona Hunter	Principal Planning Officer
Naomi Minto	Development Management Planner
Lisa O'Donovan	Development Management Planner
Teresa Smith	Democratic Services Team Leader
Julie Britton	Democratic Services Officer

THIS MEETING IS IN LINE WITH THE LOCAL AUTHORITIES AND POLICE AND CRIME PANELS (CORONAVIRUS) (FLEXIBILITY OF LOCAL AUTHORITY AND POLICE AND CRIME PANEL MEETINGS) (ENGLAND AND WALES) REGULATIONS 2020

Introductions

The Chairman welcomed everyone to the Planning Committee meeting. The format of the meeting and voting procedure were explained.

1/21 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 14 December 2020 were confirmed as a correct record.

2/21 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

An apology for absence was received from Councillor Crane; however, Councillor Crane was in attendance as the Ward Representative for the Bradenham

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application.

Councillor Kybird was in attendance as substitute.

Councillor Wickerson, although a substitute Member was in attendance to observe the meeting.

**3/21 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED
(AGENDA ITEM 3)**

Under this item Councillor Gilbert pointed out that some people watching the meeting on-line may have been expecting a legal application to be considered, he assured Members that this application had not been included on the agenda as it was still out to public consultation.

No details of the application were provided.

Councillor Clarke declared a personal interest in agenda item 10(b): Beetley as he knew the Chairman of the Parish Council who was in attendance to speak on this item.

Councillor Clarke was put in the waiting room whilst this item was discussed.

4/21 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman conveyed his grateful thanks to all Officers within the Planning Department who were working in all areas – some were working from home others were out on site and very few staff were in the office. He felt that they were all doing an extremely good job in very difficult circumstances and congratulated them all.

**5/21 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA
(AGENDA ITEM 5)**

None requested.

6/21 URGENT BUSINESS (AGENDA ITEM 6)

None.

7/21 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

Simon Wood, the Executive Director for Planning & Building Control advised that following the Government consultation on the Standard of Housing Methodology, the Government had decided that the previous methodology should be continued. The figures had been released and Breckland Council now had a delivery requirement of 661 dwellings per year in comparison to the previous requirement of 612. This information would be fed into the Local Plan review or the new Local Plan when it starts.

Additionally, the results of the Housing Delivery test that demonstrated that the delivery of housing in Breckland over the last year, was 110%, meaning that the Council was delivering slightly over its requirement. This calculation had regard to the impact of Covid in 2020 for an 11-month period. This means that the Council would not have to provide any action plan and it did not have a presumption in favour of sustainable development and would be able to utilise the 5% buffer within the 5-year housing land supply calculation.

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Councillor Atterwill pointed out that it was now over 6 months since a Local Plan Working Group was held, the Government's Chief Planner and the Housing Minister, Mr Christopher Pincher had urged all councils to update their Local Plans. With this in mind, and now that the Council had received its confirmed housing figure, he asked if the Local Plan Working Group would be resumed as it was critical for the communities.

In response, the Director of Planning & Building Control said that he had seen the correspondence from the Chief Planner and the Housing Minister and discussions were now being held with the Portfolio Holder as to the next steps in respect of the Local Plan and the resurrection of the Local Plan Working Group.

Members would be informed of the outcome of these discussions accordingly.

8/21 DEFERRED APPLICATIONS (AGENDA ITEM 8)

The Schedule of Deferred Applications was noted.

9/21 TPO 2020 NO. 2: MATTISHALL - 1:30PM (AGENDA ITEM 9)

RESOLVED that the formal objection to the serving of Tree Preservation Order (TPO) 2020 No. 2 be determined as follows:

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

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

No verbal representations were made in respect of the application.

DECISION: Subject to one abstention, the Tree Preservation Order 2020 No. 2 was confirmed as recommended.

10/21 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)

The Schedule of Applications was determined as follows:

- a) Attleborough: Cakes Hill Barn, Ellingham Road: Reference: 3PL/2020/1335/CU - 1:45pm

Temporary planning permission for the change of use of an agricultural dwelling to a holiday let.

Consideration was given to the report presented by Simon Wood, Director of Planning & Building Control.

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: Oliver Jones

DECISION: Members voted unanimously for approval in support of the

Officer's recommendation; subject to the conditions as listed in the report.

- b) Beetley: Beetley & District Pre School, Elmham Road:
Reference:3PL/2020/0750/F - 2pm

Councillor Clarke declared a personal interest in this application as he knew the Chairman of the Parish Council who was in attendance to speak on this item.

Councillor Clarke was put in the waiting room whilst this item was discussed.

Replacement of current mobile unit with a purpose-built pre-school building.

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: Cllr Richard Duffield (against the application) and Cllr Roger Atterwill (in support)

Beetley Parish Council: Steve Boyce (against the application)

Supporters: Holly Metcalf & Diane Calvert

DECISION: Members voted unanimously for approval in support of the Officer's recommendation subject to the conditions as listed in the report.

- c) Bradenham: The Pightle, Dereham Road: Reference: 3PL/2020/0995/F - 1pm

Proposed bungalow.

Consideration was given to the report presented by Lisa O'Donovan, 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: Reverend Jane Atkins

Ward Representative: Cllr Helen Crane (in support)

DECISION: Members voted 6 x 5 against the Officers recommendation of refusal.

REASONS: Members believed that there were other factors that should be considered on this occasion, making this proposed development acceptable. In reaching this conclusion, only planning considerations and not personal circumstances were considered.

DECISION: Members voted 6 x 5 to approve the application; subject to delegated authority being granted to the Executive Director of Place to agree and impose suitable conditions, including a self-build condition.

- d) Caston: The Barns, Attleborough Road: Reference: 3PL/2020/1000/F - 2:15pm

Conversion of single storey storage building to dwelling.

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: Cllr Sarah Suggitt (in support)

Applicant's Agent: Philip Cowen (Cowen Consulting Ltd)

DECISION: Members voted 8 x 3 for refusal as recommended.

- e) Garboldisham: Land South of the A1066, Diss Road: Reference: 3PL/2020/0647/F - 2:30pm

Erection of four poultry buildings and associated infrastructure, the application is also accompanied by an Environmental Impact Statement (The Town & Country Planning Environmental Impact Assessment Regulations 2017).

Consideration was given to the report presented by Fiona Hunter, Principal Planning Officer.

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: Ian Pick (Ian Pick Associates Ltd)

Objector: Doug Bedford

DECISION: Members voted 10 x 1 for approval in support of the Officer's recommendation subject to:

1. the conditions as listed in the report;
2. an additional condition, as listed in the supplementary report, to ensure that the manure disposal and removal shall be undertaken by agricultural loaders and removed from the site for disposal via biomass power stations in perpetuity unless otherwise agreed in writing by the Local Planning Authority; and

3. a further additional condition requiring the removal of manure at the concrete pad prior to first use of the building and, thereafter, no manure to be stored on the concrete pad in perpetuity.

- f) Gateley: Primrose Cottage, Gateley Common: Reference: 3PL/2018/1020/F - 2:45pm

Replacement dwelling, new stabling building new car port/garage.

Consideration was given to the report presented by Rebecca Collins, 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:

Applicant: John Grey

DECISION: Members voted 10 x 1 for approval in support of the Officer's recommendation subject to the conditions as listed in the report.

- g) Mattishall: Land South of Dereham Road, Dereham Road: Reference: 3PL/2020/0462/F - 3pm

Erection of 50 residential dwellings with associated infrastructure.

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.

A letter of representation had been received from George Freeman MP who was against the application (this letter had been emailed to all Planning Committee Members prior to the meeting).

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

Ward Representatives: Cllr Paul Claussen and Cllr Ian Martin (both spoke against the application)

Mattishall Parish Council: David Fowler (against the application)

Applicant: Chris Smith

Mattishall Neighbourhood Plan Working Group: Nicky Grandy

Objector: Anna Loake

DECISION: Members voted 9 x 1 for approval in support of the Officer's recommendation, subject to:

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1. no adverse comments being received from Anglian Water;
2. the conditions as listed in the report;
3. the revised conditions as listed in the supplementary agenda on pages 147-149 of the agenda pack; and
4. a S106 Agreement to deliver and provide:
 - 25% affordable Housing – 12 affordable dwellings on site and a financial contribution for the remaining proportion of affordable homes to be spent off-site on provision of affordable housing;
 - provision of and management and maintenance of landscape open space including the informal open space, children's play facilities, orchard and allotments and public open space edged blue;
 - measures for footpath and public access connections off site; and
 - financial contributions towards:
 - i) library infrastructure projects
 - ii) health facilities; and
5. an informative to be added to the Decision Notice, stating that Mattishall Parish Council requests that the developer advises them of their intention to discharge planning conditions, with specific reference to condition 8 and the bus shelter and would like the opportunity to comment of the proposals, in this regard.

11/21 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 11)

Noted.

12/21 APPEALS DECISIONS (FOR INFORMATION) (AGENDA ITEM 12)

Noted.

The meeting closed at 4.40 pm

CHAIRMAN