

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

Held on Monday, 15 March 2021 at 1.00 pm

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

PRESENT

Cllr Nigel Wilkin (Chairman)	Cllr Helen Crane
Cllr Peter Wilkinson (Vice-Chairman)	Cllr Vera Dale
Cllr Roger Atterwill	Cllr Phillip Duigan
Cllr Claire Bowes	Cllr Keith Gilbert
Cllr Marion Chapman-Allen	Cllr Robert Kybird
Cllr Harry Clarke	Cllr Keith Martin

Also Present

Cllr Paul Claussen (Ward Representative)	Cllr Philip Morton (Ward Representative)
Cllr Mark Kiddle-Morris (Ward Representative)	Cllr William Nunn (Town/Parish Councillor)
Cllr Ian Martin (Town/Parish Councillor)	

In Attendance

Michael Horn	Solicitor to the Council
Rebecca Collins	Head of Development Management
Andrew D'Arcy	Planning Policy Manager
Rebecca Harris	Technical Support Officer
Chris Hobson	Principal Development Management Planner
Fiona Hunter	Principal Development Management Planner
Lisa O'Donovan	Development Management Planner
Simon Wood	Director of Planning & Building Control
Teresa Smith	Democratic Services Team Leader
Julie Britton	Democratic Services Officer

24/21 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 15 February 2021 were confirmed as a correct record.

25/21 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Councillor Dale had to leave the meeting early for work purposes.

There were no substitutes in attendance.

26/21 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

All Members had received direct correspondence in respect of the Beeston

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application (agenda item 10a).

27/21 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

None.

28/21 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

None.

29/21 URGENT BUSINESS (AGENDA ITEM 6)

None.

30/21 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

Simon Wood, the Director of Planning & Control advised that there was nothing to report. Internal discussions to ascertain the timetables going forward was still on-going and would be presented to Members when completed.

Councillor Gilbert understood that the review that had to be undertaken had to be completed and sent to the Minister by the end of next year and asked what would happen if that deadline was missed.

Members were informed if that deadline was missed the policies that related to the four areas within the Breckland Local Plan required to be reviewed would be deemed to be out of date. This did not mean that they would not be considered relevant or be given no weight, but their weight could be reduced in any decision that was made.

Councillor Atterwill asked the Director of Planning & Building Control if a brief report could be provided for the next meeting to highlight exactly what the Officers were currently working on.

31/21 BROWNFIELD LAND REGISTER (AGENDA ITEM 8)

Andrew D'Arcy, the Planning Policy Manager presented the report.

The report set out the details of the Brownfield Land Register. The purpose of the Register was to provide up to date information on sites that local authorities considered were appropriate for residential development on brownfield sites.

The Register comprised two parts, part 1 was all brownfield sites and part 2 were sites that had been given further consideration and as such had essentially been granted permission in principle.

The Registers were published and were in the public domain and would be made available on the Council's website. Local authorities were required to publish and maintain such Registers. In determining whether a site was suitable for inclusion on the Registers, local planning authorities had to have regard to the Development Plan (the adopted Local Plan), and any other material relevant National Policies and advice.

In terms of this year's update, in the previous year's report there were 14 sites on the Register. These sites had been assessed and have recommended that 3 sites should be removed as highlighted at section 1.11 of the report, as these

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sites were now under construction.

In the last 12 months the Council had received 2 applications for new sites to be included on the Register highlighted at section 1.10 of the report. These sites had been assessed and the outcome could be found at Appendix C of the report. Due to their inclusion being contrary to the adopted Local Plan it had been recommended that these sites not be included in the Register.

No sites were proposed to be moved from part 1 to part 2 of the Register; therefore, 11 sites remained.

Councillor Gilbert had noted that these sites would be considered for residential development and asked if there were any brownfield sites that could be considered for non-residential development and be for outdoor space, open space or anything other than residential.

Members were informed that brownfield sites could be used for a number of different uses, but the actual Brownfield Land Register had been specifically aimed for those suitable for residential development under the Government's approach towards the Register.

In response to a question from Councillor Duigan, Members were informed that the Council still continued to send 'stats' to Westminster to inform them of how many brownfield sites were subject to development. Councillor Duigan also asked about sites in Dereham that, as far as he was aware, had not been included on the Register - the former Cranes site at South Green, which had been given permission for residential dwellings and the former Jewson's site on Westfield Road which had been cleared but was not on the list.

The Planning Policy Manager informed Members that historically the original Register was prepared as a result of the sites that had been identified in the original Housing Land Viability Assessment and notified to the Council. The Council did not go around the whole District looking to identify brownfield sites as it was more of a reactive process; therefore, he assumed that the Council had not been formally notified of those particular sites.

Councillor Clarke, as the Ward Member for the South Green site, assured Councillor Duigan that the South Green site had planning permission approved for 39 dwellings.

RESOLVED that:

- a) the revised Brownfield Land Register (BLR) be placed on the Council's website;
- b) the individual recommendations regarding each of the sites on the revised Brownfield Land Register be agreed; and
- c) delegated powers be authorised to the Strategic Planning Manager to amend/remove sites on the Brownfield Land Register where they no longer meet the criteria set out in the regulations.

32/21 DEFERRED APPLICATIONS (AGENDA ITEM 9)

The Beeston application (3PL/2019/0809/O) would be removed from the Schedule as it had been withdrawn and had not been deferred.

33/21 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)

The Schedule of Applications was determined as follows:

a) Beeston: School Farm, Mileham Road: Reference: 3PL/2020/1187/F

Proposed rural workers dwelling and outbuilding.

Consideration was given to the report presented by Lisa O'Donovan, Development Management Planner.

All Members had received direct correspondence in respect of this application.

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): Mr & Mrs Scott

Ward Representative: Cllr Mark Kiddle-Morris (in support)

Supporter: Elizabeth Gould

DECISION: Members voted unanimously against the Officers recommendation of refusal.

REASONS: Members believed that the proposal was in accordance with Policy HOU13 and there was an essential need for a farm worker's dwelling. Members also felt that the scale of the dwelling was appropriate to the character of the area.

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

b) Dereham: Norwich Road: Reference: 3PL/2020/1197/D

Reserved Matters application for 62 no. dwellings following outline permission 3PL/2015/1045/O.

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.

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

Applicant: Dan Humphries (Taylor Wimpey)

Design & Planning Manager: Andrew Wright (Taylor Wimpey)

Engineering Manager: Martyn Rodzian (Taylor Wimpey)

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Ward Representative: Councillor Philip Morton (against the application)

Dereham Town Council: Tony Needham (against the application)

DECISION: Members voted 7 x 4 for approval in support of the Officer's recommendation subject to:

- 1. no objections being received from the Ecologist; and**
- 2. the conditions as listed in the report.**

c) Necton: Land north of Charnwood, St Andrews Lane: Reference: 3PL/2020/0469/O

Erection of up to 22 no. residential units along with landscaping, drainage and associated infrastructure (all matters reserved except for access).

Consideration was given to the report presented by Fiona Hunter, Principal Planning Officer. It was highlighted that the proposal was for an entry-level exception site which could provide a range of different affordable housing products that had been supported by the Council's Housing 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: Phillip Robson (on behalf of Greystoke Land & Oxygen)

Necton Parish Council: Jean Bass & Alice Spain (against the application)

DECISION: Members voted 8 x 2 for approval in support of the Officer's recommendation subject to:

- 1. a S106 Agreement to secure the affordable housing elements; and**
- 2. the conditions as listed in the report.**

d) North Lopham: The Rushes, Harling Road: Reference: 3PL/2020/1211/F

Proposed replacement dwelling and refurbishment of existing cottage to provide ancillary garage and annex accommodation.

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.

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: Fergus Bootman (Principle Planning

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Parish Council:

William Nunn (Chairman) (in support)

DECISION: Members voted 7 x 3 against the Officers recommendation of refusal.

REASONS: Members believed that the property had not been abandoned and the height and scale of the proposed replacement dwelling was appropriate. Members also believed that the scheme exhibited an exceptional high-quality design and would enhance the character and appearance of the locality in accordance with Policy HOU11.

DECISION: Members voted 7 x 3 to approve the application; subject to delegated authority being granted to the Executive Director of Place to agree and impose suitable conditions.

e) Snetterton: Snetterton Primary, Harling Road: Reference: 3PL/2020/1390/F

Erection of new electrical substation switch room with associated works and access.

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

Applicant: Aaron Waters (Eastern Powers Networks)

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

f) Swaffham: Land south of Norwich Road: Reference: 3PL/2020/0729/D

Reserved Matters application for 185 dwellings following outline permission 3PL/2015/0917/O.

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: Rachel Morey (BDW (Cambridgeshire))

Applicant's Agent: Asa Chittock (BDW (Cambridgeshire))

DECISION: Members voted unanimously in agreement with the Officer's

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recommendation of approval subject to the conditions as listed in the report; and:

- **a note to be included on the consent in relation to Members' desire for the flint work on the frontage of 24 units to be inlay not panels; and**
- **a hedge to be planted to the southern boundary (to be checked against relevant conditions).**

g) Thetford: A11 Thetford Bypass, Thetford Road: Reference: 3PL/2020/0456/F

New coffee shop/restaurant building with drive thru facility and associated customer parking and facilities on land adjoining Thetford Service Station East.

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.

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: Mr Derek Squibb

DECISION: Members voted 9 x 1 against the Officers recommendation of refusal.

REASONS: Members believed that the economic benefits outweighed the loss of the trees and the ecological impacts that could be mitigated against with appropriate planning conditions.

DECISION: Members voted 8 x 1 to approve the application; subject to delegated authority being granted to the Executive Director of Place to agree and impose suitable conditions.

h) Yaxham: Yaxham Waters, Dereham Road: Reference: 3PL/2020/1097/F

Use of the land for the stationing of 17 holiday lodges with associated hard standings and storage sheds (Priors Field).

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

It was noted that reference to 6 Priors Grove in paragraph 3.3 of the Assessment section of the report should be 9 Priors Grove.

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: Timothy Hay (Yaxham Waters Holiday Park)

Applicant's Agent: Graham Smith (Landmark Associates)

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Ward Representative: Councillor Paul Claussen (against the application)

Yaxham Parish Council: Ian Martin (against the application)

Neighbourhood Plan 4 Yaxham Working Group: Maggie Oeschle

Objector: Chris Couves

DECISION: Members voted 6 x 3 for approval in support of the Officer's recommendation subject to:

1. the conditions as listed in the report; and
2. the revised conditions as listed on the supplementary paper (pages 136 and 137 of the agenda pack).

34/21 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (FOR INFORMATION) (AGENDA ITEM 11)

Noted.

35/21 APPEALS SUMMARY FOR FEBRUARY (FOR INFORMATION) (AGENDA ITEM 12)

Noted.

The meeting closed at 5.15 pm

CHAIRMAN