

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

Held on Monday, 12 April 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

In Attendance

Rebecca Collins	Head of Development Management
Michael Horn	Solicitor to the Council
Fiona Hunter	Principal Development Management Planner
Simon Wood	Director of Planning & Building Control
Rebecca Harris	Technical Support Officer
Teresa Smith	Democratic Services Team Leader
Julie Britton	Democratic Services Officer

Minute Silence

Before the meeting commenced, and as a mark of respect, a minute's silence was held in memory of the recent passing of HRH Duke of Edinburgh.

36/21 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 15 March 2021 were agreed as a correct record.

37/21 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

None.

38/21 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

None.

39/21 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

None.

40/21 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

The following application at agenda item 9(c) was deferred due to a resident not being informed of the application:

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Shipdham: Parfitt Nurseries, The Cricket Players, Old Post Office Street:
Reference: 3PL/2020/0906/F.

41/21 URGENT BUSINESS (AGENDA ITEM 6)

None.

42/21 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

At the previous meeting, Councillor Atterwill had asked for a short report in terms of the work being carried out in respect of the Local Plan. Simon Wood, the Director of Planning & Building Control provided Members with an update that would be circulated to Members after the meeting for information.

In summary, work was being undertaken with Old Buckenham, Saham Toney and Necton on Neighbourhood Planning.

The scope of the review for the Local Plan included working on timetables and ensuring that suitable resources were in place. The Rural Settlement Study would be updated shortly, and preparatory work was being carried out on the Model Design Guide, the implications on the Environment Bill and other planning consultations. The Statement of Community Involvement was being updated and initial work was being carried out on the Housing Needs Assessment.

Work was also being carried out with partner authorities including the Norfolk Strategic Planning Group. This Group consisted of other Districts, the County and other interested bodies, looking at Green Infrastructure Strategy that would have implications on the Local Plan as well as for development management. The Planning Team was actively involved in putting this together with other colleagues in other authorities. Climate Change and an Older Persons' Study was also being considered through this Group as well as the Planning Framework update that sought to inform the infrastructure report that the Team would be hoping to bring forward through the Council's Local Plan forming part of the Duty to Cooperate.

The Planning Team was also part of the 5G Study Group.

Other work streams that the Planning Policy Team was involved with included the Brownfield Land Register, working with colleagues in Housing in respect of the affordable Housing supplementary document as well as clarifying Policy ENV04 of the Local Plan in respect of open space. Attleborough was being advised of their Design Guide and the Team was also working with Natural England on Great Crested Newts and the brief on the new District Licensing Scheme. Planning also fed into the work of Water Resources East and was also actively working with Highways England and the County on the Norwich Western link road as well as the A47 dualling work which was now with the national case work organisation at the Planning Inspectorate.

The Team was also involved in consultations in respect of the Greater Norwich Local Plan, the National Model Design Codes, the changes to the National Planning Policy Framework and to the New Homes Bonus.

Work had now started on Housing Monitoring and the 5 Year Housing Land Supply updates to enable the Team to update its Annual Monitoring reports.

Members were then invited to ask questions; however, Members were also

Action By

invited to submit questions to the Director of Planning & Building Control after the meeting.

Councillor Atterwill thanked the Director of Planning & Building Control for sending him the list of workstreams earlier, he would look at this in more depth as he was sure there would be more questions to ask. His main interest was in the timetable and the resources element in respect of the Local Plan, and he looked forward to receiving further information on these matters moving forward.

Councillor Gilbert asked the Director of Planning & Building Control if he anticipated that the Local Plan work would be completed on time for the deadline in November. In response, the Director of Planning & Building Control hesitated to answer this question purely on the basis that he did not know. The work the Team was doing on the timetabling and the resources would inform that view. Currently, various options were being considered to address this particular policy within the Local Plan and he hoped that within the next 4 to 6 weeks he would be able to be more definitive in terms of responding to that particular question.

Vice-Chairman in the Chair

Due to the Chairman experiencing some IT issues, the Vice-Chairman took over the meeting at this stage.

43/21 DEFERRED APPLICATIONS (AGENDA ITEM 8)

The Schedule of Deferred Applications was noted.

44/21 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

The Schedule of Applications was determined as follows:

- a) Garboldisham: Land West of Hopton Road: Reference: 3PL/2020/0544/O - 1pm

Outline planning permission with details of access only for 10 dwellings, garages, parking and turning; and highways access.

Consideration was given to the report presented by Fiona Hunter, 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's Agent: Sarah Roberts (Roberts Molloy Architects)

DECISION: Members voted 8 x 3 for refusal in support of the Officer's recommendation.

- b) Garboldisham: Land West of Hopton Road: Reference: 3PL/2020/0559/F - 1pm

Erection of Modern Earth Block dwelling with garage, parking & turning; 1no. Highways Access.

Action By

Consideration was given to the report presented by Fiona Hunter, 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's Agent: Sarah Roberts (Roberts Molloy Architects)

DECISION: Members voted 10 x 1 for refusal in support of the Officer's recommendation.

- c) Shipdham: Parfitt Nurseries, The Cricket Players, Old Post Office Street: Reference: 3PL/2020/0906/F - 1.30pm

This application had been deferred (see Minute No. 40/21 above).

Chairman in the Chair

45/21 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 10)

Noted.

46/21 APPEALS (FOR INFORMATION) (AGENDA ITEM 11)

Referring to the Dumpling Green appeal that had been dismissed, Councillor Atterwill asked the Director of Planning & Building Control if any lessons had been learnt bearing in mind that it had been a very controversial application at the time.

The Director of Planning & Building Control had not had the opportunity to consider the outcome and would need to go through this decision with his Team in more detail. He was conscious that the application had been refused by Members, contrary to the Officer's recommendation of approval and felt that where relevant lessons would be learnt and brought forward in future decision making.

The Chairman believed that this site would not disappear and become a wildflower meadow but believed there would be a better scheme submitted for this site in the near future.

The meeting closed at 2.00 pm

CHAIRMAN