

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 5 July 2021 at 10.00 am in
The Carnegie Rooms, Cage Lane, Thetford. IP24 2EA**

PRESENT

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

Also Present

Cllr Stephen Askew (Ward Representative)	Cllr Sam Chapman-Allen (Ward Representative)
Cllr Gordon Bambridge (Ward Representative)	Cllr William Nunn (Ward Representative)

In Attendance

Michael Horn	Solicitor to the Council
Rebecca Collins	Head of Development Management
Fiona Hunter	Principal Development Management Planner
Rebecca Harris	Technical Support Officer
Julie Britton	Democratic Services Officer

Chairman's Opening Remarks

The Chairman welcomed everyone to the Planning Committee meeting. The procedure was explained and following introductions the meeting commenced.

58/21 MINUTES (AGENDA ITEM 1)

The Minutes of the Planning Committee meeting held on 5 May 2021 were confirmed as a correct record.

59/21 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

An apology for absence was received from Councillor Clarke. Councillor Brindle was in attendance as his substitute.

60/21 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

None declared.

61/21 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman thanked all Members and Officers for all their assistance in these difficult times and paid special thanks to Rebecca Collins, the Head of

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Development Management as she has been his right hand 'lady'.

62/21 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

None.

63/21 URGENT BUSINESS (AGENDA ITEM 6)

None.

64/21 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

No update provided.

65/21 DEFERRED APPLICATIONS (AGENDA ITEM 8)

The Schedule of Deferred Applications was noted.

a) Snetterton: Land at Chalk Lane: Reference: 3PL/2020/0780/F

Construction of an agricultural feed mill (Use Class B2) with ancillary offices and welfare facilities, creation of a new vehicular access and associated infrastructure including silos; engineering; landscaping; and ground works - this is an Environmental Impact Assessment Development.

This application was deferred at the Planning Committee meeting held on 5 May 2021 due to further information being sought by Historic England.

Consideration was given to the report presented by Fiona Hunter, Principal Development Manager.

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

Written representations from Councillor Cowen, a Ward Representative for Snetterton, and a neighbour, who both objected to the application were read aloud at the meeting.

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 (Tetra Tech): Mark Walton

Applicants: Shaun McCarthy & Gavin Berry (to answer questions only)

Snetterton Parish Council: Jacqueline Romero (against the application)

DECISION: Members voted 6 x 5 for approval as recommended subject to the conditions as listed in the report.

b) Harling: Land north of Kenninghall Road and south of Quidenham Road, East Harling: 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,

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associated landscaping and open space (Amended Red Line) and the reduction of affordable housing.

This application was deferred at the request of the applicant at the Planning Committee meeting held on 3 August 2020.

Consideration was given to the report presented by Fiona Hunter, Principal Development Manager.

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 Nunn (in support)

Applicant's Agent: John Western (Lucas & Western Architects Ltd)

DECISION: Members voted unanimously for approval as recommended subject to the signing of a S106 Agreement in accordance with Paragraph 56 of the National Planning Policy Framework as detailed in the report and subject to the conditions as listed.

66/21 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

- a) Hockering: Land adjacent to Heath Cottage, 24 Heath Road: Reference: 3PL/2021/0319/F

Erection of a dwelling (house) and detached 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.

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 Gordon Bambridge (in support)

Applicant: David King

Applicant's Agent: Richard Gorman (Sandia-Hus Ltd)

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

REASONS: Members believed that the material considerations self-build and energy efficiency outweighed the policy considerations.

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

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b) Croxton: Land to the North of Croxton House, The Street: Reference: 3PL/2021/0331/F

Construction of single-storey eco-dwelling and landscaping scheme with ecological enhancements.

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:

Ward Representative: Cllr Sam Chapman-Allen (in support)

Applicant: Melinda Raker

Applicant's Agent: Ben Edwards (Maude + Edwards Architects)

Supporter: Lee Barber

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

REASONS: Members believed that the material planning considerations in respect of environmental and biodiversity benefits far outweighed the policy and material considerations.

DECISION: Members voted 7 x 4 to approve the application subject to delegated authority being granted to the Executive Director of Place & Delivery to agree and impose suitable conditions.

c) Old Buckenham: Land at Poplar Farm Fen Road: Reference: 3PL/2021/0544/PIP

Permission in Principle for a New Self Build Single Storey Residential dwelling for a disabled person (Town and Country Planning Act 1990 Town and Country Planning (Permission in Principle) (Amendment) Order 2017).

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:

Ward Representative: Cllr Stephen Askew (in support)

Architect: Jon Boon

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

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- d) Garboldisham: Land South of A1066, Diss Road: Reference: 3PL/2021/0308/VAR

Removal of Condition No 17 on 3PL/2020/0647/F.

Consideration was given to the report presented by Fiona Hunter, Principal Development Manager.

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: George Gooderham (on behalf of the Agent)

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

67/21 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (FOR INFORMATION) (AGENDA ITEM 10)

Noted.

68/21 APPEALS SUMMARY - MAY AND JUNE 2021 (FOR INFORMATION) (AGENDA ITEM 11)

Noted.

The meeting closed at 1.25 pm

CHAIRMAN