

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Monday, 2 August 2021 at 10.00 am in the  
Breckland Conference Centre, The Anglia Room, Elizabeth House, Walpole Loke,  
Dereham, NR19 1EE**

**PRESENT**

Cllr Nigel Wilkin (Chairman)	Cllr Robert Kybird
Cllr Peter Wilkinson (Vice-Chairman)	Cllr Keith Martin
Cllr Roger Atterwill	Cllr Mike Brindle (Substitute Member)
Cllr Marion Chapman-Allen	Cllr Mark Kiddle-Morris (Substitute Member)
Cllr Helen Crane	Cllr Linda Monument (Substitute Member)
Cllr Phillip Duigan	Cllr Taila Taylor (Substitute Member)

**Also Present**

Cllr Richard Duffield (Ward Representative)	Cllr Tina Kiddell (Ward Representative)
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**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
Ruth Tudge	Democratic Services 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.

**69/21 MINUTES (AGENDA ITEM 1)**

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

**70/21 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

Apologies for absence were received from Councillors Bowes, Clarke, Dale and Gilbert.

Substitutes in attendance were Councillors Brindle, Kiddle-Morris, Monument and Taylor.

**71/21 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)**

None.

**Action By**

**72/21 CHAIRMAN'S ANNOUNCEMENTS (IF ANY) (AGENDA ITEM 4)**

The Chairman welcomed the substitute Members in attendance.

**73/21 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)**

The following applications had been deferred prior to the meeting taking place:

Agenda item 9(b): Attleborough: Land adjacent to Oak Tree Park, Norwich Road:  
Reference: 3PL/2018/0309/F

Agenda item 10(b): Swanton Morley: Land on the edge of Woodgate, alongside  
Frog's Hall Lane: Reference: 3PL/2021/0051/F

**74/21 URGENT BUSINESS (AGENDA ITEM 6)**

None.

**75/21 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)**

Nothing to report.

**76/21 TPO 2021 NO. 4 - FOURBOYS, CHURCH ROAD, BEETLEY (AGENDA ITEM 8)**

**RESOLVED** that the formal objection to the serving of Tree Preservation Order (TPO) 2021 No. 4 be determined as follows:

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 report 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 Richard Duffield (against the objection)

Home/landowner/objector: Marc Jordan

**DECISION: Members voted 8 x 3 to confirm the Order.**

**The Tree Preservation Order 2021 No. 4 was confirmed as recommended.**

**77/21 DEFERRED APPLICATIONS (AGENDA ITEM 9)**

a) Watton: Land North of Norwich Road: Reference: 3PL/2021/0032/F

Development of single storey food store (Use Class E - retail) with associated car parking, and landscape works; and 45 dwellings (Class C3) with associated open space and highway infrastructure.

This application was due to be heard at Planning Committee on 5th May 2021 but was deferred prior to the meeting.

**Action By**

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: Councillor Tina Kiddell (in support)

Watton & Saham Flood Action Group: Liz Whitcher

Applicant: Paul LeGrice (Abel Homes)

Agent: Iain Hill (Bidwells)

Senior Planner: Edward Uwechue (Rapleys)

**DECISION: Members voted unanimously for approval in support of the Officer's recommendation of approval, subject to:**

- 1. a S106 Agreement to secure matters of open space, open space maintenance contribution, affordable housing, education, libraries contributions, the implementation and monitoring of a travel plan;**
- 2. the conditions as listed in the report;**
- 3. additional conditions as requested by the Council's Tree officer as listed in the supplementary papers on pages 52 and 53 of the agenda pack; and**
- 4. delegated authority be granted to the Executive Director of Place & Delivery to agree and impose further conditions as requested by the Planning Committee Members.**

- b) Attleborough: Land Adjacent to Oak Tree Park, Norwich Road: Reference: 3PL/2018/0309/F - THIS APPLICATION HAS BEEN DEFERRED

This application had been deferred see Minute No. 73/21 above. The reason for this deferral was due to the on-going discussions in respect of the on-site affordable housing element.

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

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

This application was considered by the Planning Committee on 15th March 2021 and was resolved to be approved in accordance with the Officer recommendation. Since this meeting, a number of changes to the application had been requested including the signing of a S106 Agreement to secure 'First Homes' instead of 'Starter Homes'.

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.

No representations were made in respect of this application.

**DECISION: Members voted unanimously for approval in support of the Officer's recommendation, subject to:**

1. a **S106 Agreement to secure the affordable housing matters as listed in the report;**
2. **delegated authority be granted to the Executive Director of Place & Delivery to agree additional affordable housing products in consultation with the Council's Housing Officers; and**
3. **the conditions as listed in the report.**

**78/21 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)**

- a) Kenninghall: Woodland Plantation to the west of Kenninghall: Reference: 3PL/2020/1331/F

Erection of a new dwelling (house).

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.

The Chairman read aloud a letter of support from Kenninghall Parish Council.

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

Applicant: Louise Riley

**DECISION: Subject to one abstention, Members voted unanimously in support of the Officers recommendation of approval, subject to:**

1. **the conditions as listed in the report;**
2. **suitable information being provided to address the ecology concerns; and**
3. **no objections being received from the Council's Ecologist or Tree Officer.**

- b) Swanton Morley: Land on the edge of Woodgate, alongside Frog's Hall Lane: Reference: 3PL/2021/0051/F - THIS APPLICATION HAS BEEN DEFERRED

This application had been deferred see Minute No. 73/21 above. The reason for its deferral was due to a last-minute objection to the application being received.

Action By

**79/21 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE  
(FOR INFORMATION) (AGENDA ITEM 11)**

Noted.

**80/21 APPEALS SUMMARY FOR JULY 2021 (FOR INFORMATION) (AGENDA  
ITEM 12)**

Noted.

The meeting closed at 12.45 pm

CHAIRMAN