

BRECKLAND COUNCIL

At a Meeting of the

DEVELOPMENT CONTROL COMMITTEE

**Held on Wednesday, 2 September 2009 at 9.30 am in
The Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Councillor E. Gould (Chairman)	Mr R. Kemp
Mr W.P. Borrett	Mr M.A. Kiddle-Morris
Councillor Claire Bowes	Mr J.P. Labouchere
Mr P.J. Duigan	Mr S. J. P. Rogers
Mr P.S. Francis	Mrs P.A. Spencer
Mr M. Fanthorpe	Mr N.C. Wilkin (Vice-Chairman)
Mrs D.K.R. Irving	

In Attendance

Mike Brennan	- Principal Development Control Officer
Heather Burlingham	- Assistant Development Control Officer
John Chinnery	- Solicitor & Standards Consultant
Phil Daines	- Development Services Manager
Helen McAleer	- Member Services Officer
David Spencer	- Principal Planning Policy Officer
Charlotte Taylor	- Fees/Appeals Officer

131/09 MINUTES (AGENDA ITEM 1)

The minutes of the meeting held on 3 August 2009 were confirmed as a correct record and signed by the Chairman.

132/09 APOLOGIES (AGENDA ITEM 2)

Apologies for absence were received from Mr A Byrne, Mrs M Chapman-Allen, Mr T Lamb, Mr B Rose, Mr F Sharpe and Mr M Spencer.

133/09 DECLARATION OF INTEREST (AGENDA ITEM 3)

Members and Officers were asked to declare any interest at the time the applications were introduced.

Councillor Claire Bowes declared a personal and prejudicial interest in Schedule Item 2 (Saham Toney) by virtue of being a close associate of the applicant.

Mrs D Irving and Mr M Kiddle-Morris declared a personal interest in Agenda Item 9 (Swanton Morley): Mrs Irving by virtue of being the Chairman of Norfolk County Council's Adult Social Services Overview and Scrutiny Panel and Mr Kiddle-Morris by virtue of serving on the same Panel.

134/09 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman announced that there would be a bus tour to visit various sites on Friday 16 October 2009. Members were asked to assemble in the car park of Elizabeth House at 09.15 for a 09.30 departure. An e-mail would be sent out with more details in due course.

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135/09 LOCAL DEVELOPMENT FRAMEWORK (AGENDA ITEM 7)

The Principal Planning Policy Officer advised Members that the consultation on the minor amendments to the Core Strategy would close on Friday 4 September. This consultation had been carried out at the request of the Inspectors to allow those who had been unable to attend the Examination in Public to make comments. About 12 representations had been received.

The report from the Inspectors was expected by 30 September 2009. It would be checked for factual accuracy before being made public in mid October. It was expected that the Core Strategy would be adopted by the end of the year.

A twelve week consultation on the review of the Regional Spatial Strategy would begin today. Following its conclusion in mid November a report to Cabinet would outline four broad options for the number and types of housing that the District could support up to 2031.

Most Norfolk Authorities had already contacted EERA to say that it was unlikely that they would be able to accommodate any more housing.

**136/09 SWANTON MORLEY: ADJACENT TO SWANTON MORLEY
DOCTORS SURGERY AND LINCOLN HOUSE CARE HOME:
REFERENCE 3PL/2009/0242/F**

Mrs D Irving and Mr M Kiddle-Morris declared a personal interest in this item.

This application for a 30 bed care home with parking had been deferred for design reasons.

Members were shown a site layout plan and photographs of the retirement bungalows, previously approved, that were being built adjacent the site. They were asked to note the materials used for the bungalows as these would be utilised in the proposed care home.

Revised plans had been submitted which reduced the height of the building and the overall proportions of the roof. Additional detailing had been added including bays and gables; projecting plinths in different brick; revised fenestration; and the addition of a clock tower and weather vane.

The Parish Council had been re-consulted and had reiterated their concerns and commented that they did not consider the use of timber cladding to be appropriate. Officers however, felt that there was a good mix of materials.

RESOLVED to approve the application subject to conditions, as recommended.

137/09 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)

RESOLVED that the applications be determined as follows:

- (a) Item 1: 3PL/2009/0242/F: Swanton Morley: Adjacent Swanton Morley Doctors' Surgery and Lincoln House Care Home: 30 bed care unit for Dr Sanjay Kausahl

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Approved as recommended. See Minute No 136/09

- (b) Item 2: 3PL/2009/0558/F: Saham Toney: Su-Bridge Pet Supplies, Cressingham Road; Proposed warehouse extension including new parking, turning and loading area for Su-Bridge Pet Supplies

Councillor C Bowes declared a personal and prejudicial interest in this application and left the room whilst it was discussed.

This application proposed a large extension to an existing warehouse which employed 36 local people. The current building had restricted use and dwellings adjacent were occupied in connection with the business, providing security.

Existing boundary hedges would be supplemented to give additional screening to the new extension and the current parking provisions would be improved to provide 10 spaces for visitors and 19 demarcated staff parking spaces. Hard standing, turning space and overnight parking provision would also be provided for lorries.

The need for the extension was demonstrated by the amount of external storage currently evident throughout the site.

Mr Wilson, for the applicant, said that the business had been established since 1972 and had grown substantially during that time causing storage problems. Alternative sites had been investigated but had not proved to be financially viable. The proposal was designed to improve operational ability whilst minimising the effect on the community. Vehicle movements would not increase and improved delivery facilities would reduce fork-lift truck activity on site. Arrangements were also being made to reduce the tannoy volume.

Members were keen to support the expansion of a local business.

Approved, as recommended.

- (c) Item 3: 3PL/2009/0621/F: Hilborough: 33 Westgate Street: Creation of new vehicle access (using the existing access permission granted 1998) to A1065 for Mr Stephen Silvester

This application proposed a new vehicular access to a partially constructed triple garage. When permission had been granted for the garage, access was proposed from an existing access outside the applicant's control. Permission to use this access had been revoked.

A small amount of hedging within the Conservation Area would need to be removed to provide the new access. The effects on highway safety and the Conservation Area were the principle issues to be considered.

A previous application to convert the triple garage to a dwelling had been refused and dismissed on appeal. The Inspector had been concerned that the hard surfacing of the proposed driveway would have a detrimental effect on the Conservation Area. If permission were given for this application, details of surfacing could be

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conditioned.

Mr Silvester, applicant, gave a short photographic presentation. He showed the proposed access site and explained that a mature beech hedge provided adequate cover to the site. The access was in a 40mph zone and the Highways Authority had no road safety objections.

Members discussed the potential impact of a new access onto the busy road. It was pointed out that conditions would require the access to be set back from the carriageway and for an on-site turning area to be provided.

Approved, as recommended, subject to conditions.

- (d) Item 4: 3PL/2009/0625/F: Thetford: Next to 54 Staniforth Road: Three-sided obelisk sculpture (1830 x 750mm) for Keystone Development Trust

This application proposed the erection of a steel plated obelisk with a cast bronze representation of a steam engine's flue box, as a tribute to Charles Burrell. The small retaining wall at the front of the site had been decorated by local school children with a colourful mural with a steam engine theme.

The site was in a small community garden and officers considered that the obelisk would add to local amenity without causing detriment to highway safety.

Approved, as recommended.

Notes to the Schedule

<u>Item No</u>	<u>Speaker</u>
2	Mr Wilson, for applicant
3	Mr Silvester, Applicant

Written Representations taken into account

<u>Reference No</u>	<u>No of Representations</u>
3PL/2009/0558/ F	1
3PL/2009/0621/ F	2

138/09 OLD BUCKENHAM AIRFIELD LIAISON GROUP (AGENDA ITEM 11)

The Development Services Manager explained that the Old Buckenham Airfield Liaison Group had been set up originally as there had been a lot of concerns relating to the use of the airfield.

The Group had been very positive and had helped to allay the concerns of local residents. A good working relationship had developed between the community, the airfield and the Council.

He read out a representation received from Councillor Joel, the Ward

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Representative, who agreed that the Group had served its purpose, but suggested that with the potential impact of the Site Specifics proposals in the area, the Group should be reviewed in 12 months time.

Councillor Francis, who was a member of the Group, felt that it had served its purpose. The parachutists would be leaving the airfield shortly and this might lead to a further reduction in complaints, which had reduced significantly in recent years. He agreed that LDF changes to Attleborough might bring it closer to the airfield and could potentially raise issues but he pointed out that some members of the Liaison Group did not live in the district.

Members discussed the potential to 'mothball' the Group and were advised that it could be closed down and reformed if needed.

The Chairman of the LDF Task and Finish Group advised that his Group would be visiting the area when the Site Specifics were considered and local people would be able to make representation then.

RESOLVED that the Old Buckenham Airfield Liaison Group be closed.

Mr Francis requested that a representative from Attleborough should be appointed to the Snetterton Circuit Liaison Group. The Chairman asked the Committee Clerk to look into this.

**Helen
McAleer**

**139/09 APPLICATIONS DETERMINED BY THE DEPUTY CHIEF EXECUTIVE
(AGENDA ITEM 12)**

This item was noted.

140/09 APPEAL DECISIONS (AGENDA ITEM 13)

This item was noted.

The meeting closed at 10.42 am

CHAIRMAN