

AGENDA

NOTE: In the case of non-members, this agenda is for information only

- Committee** - **DEVELOPMENT CONTROL COMMITTEE**
- Date & Time** - MONDAY, 11TH MAY, 2009 AT 9.30 am
- Venue** - ANGLIA ROOM, THE CONFERENCE SUITE, ELIZABETH HOUSE, DEREHAM

Members of the Committee requiring further information, or with specific questions, are asked to raise these with the appropriate officer at least two working days before the meeting. If the information requested is available, this will be provided, and reported to Committee.

NOTE

Ward Representatives wishing to speak on a particular application are asked to inform the Usher, Mrs H. Burlingham, well in advance and arrive at the meeting by **9.30am** as the items on which the public wish to speak will be taken first in order of the agenda.

IN THE EVENT OF DEFERRED ITEMS APPEARING ON THE AGENDA, WARD REPRESENTATIVES WILL BE NOTIFIED ACCORDINGLY IN ADVANCE.

THE ORDER OF THE MEETING WILL VARY TO ALLOW FOR PUBLIC SPEAKING AND WILL NOT FOLLOW THAT OF THIS AGENDA

PERSONS ATTENDING THE MEETING ARE REQUESTED TO TURN OFF MOBILE PHONES

VOTING:

If the first vote is lost in considering an application, a new proposal will be requested (eg a vote for approval, if lost, does not automatically mean "refused"). On a tied vote, the Chairman has a casting vote, if he/she wishes to use it. It is necessary for summary reasons for approvals or refusals to be identified in each case.

Member Services
Elizabeth House, Walpole Loke,
Dereham Norfolk, NR19 1EE

Date: Wednesday, 29 April 2009

PLANNING POLICY NOTE

THE STRENGTH OF PLANNING POLICY IN DETERMINING PLANNING APPLICATIONS

The Planning process is set up, IN THE PUBLIC INTEREST, to protect the public from the unacceptable planning activities of private individuals and development companies. Planning is primarily concerned to deal with issues of land use and the way they affect the environment.

The Council has a DUTY, through the Town & Planning Acts, to prepare a "District Wide" Local Plan to provide a statutory framework for planning decisions.

Breckland's Plan contains the Council's planning policies, which must be consistent with Government guidance, particularly with the Planning Policy Guidance (PPGs). The Local Plan now carries significant weight as it was adopted in September 1999.

The full public scrutiny of the Council's proposals will give the Plan an exceptional weight when dealing with planning applications.

This shift towards a "Plan-led" planning system is a major feature of recent planning legislation. Under s54A of the Town & Country Planning Act 1990, ***planning applications should be determined in accordance with the policies of the Plan, unless material considerations which are relevant to planning indicate otherwise.***

PPG1 summarises the objectives of the "plan-led" system as:-

- achieving greater certainty;
- ensuring rational & consistent decisions;
- securing public involvement in shaping local planning policies;
- facilitating quicker planning decision; and
- reducing the number of misconceived planning applications and appeals.

Unless there are special reasons to do otherwise, planning permissions "run with the land", and are NOT personal licences.

The factors to be used in determining applications will relate to the effect on the "public at large" and will NOT be those that refer to private interests.

Personal circumstances of applicants "will rarely" be an influencing factor, **and then, only** when the planning issues are "finely balanced".

THEREFORE we will:

- **acknowledge the strength of our policies,**
- **be consistent in the application of our policy, and**
- **if we need to adapt our policy, we should do it through the Local Plan process.**

Decisions which are finely balanced, and which contradict policy will be recorded in detail, to explain and justify the decision, and the strength of the material planning reasons for doing so.

LOCAL COUNCILS

OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?

We ask local parish and town councils to recognise that all comments received are taken into account. In 2001, about 90% of cases had agreement.

Where we disagree it will be because:

- Districts look to "wider" policies, and national, regional and county planning strategy.
- Case law might dictate a course of action.
- There is extra information and views not available to the Local Council.
- There is an honest difference of opinion.

PART A
ITEMS OPEN TO THE PUBLIC

	<u>Page(s)</u> <u>herewith</u>
1. <u>MINUTES</u> To confirm the minutes of the meeting held on 20 April 2009.	1 - 10
2. <u>APOLOGIES</u> To receive apologies for absence.	
3. <u>DECLARATION OF INTEREST AND REPRESENTATIONS RECEIVED</u> Members are asked at this stage to declare any interests they may have in any of the following items on the agenda. The Members' Code of Conduct requires that declarations include the nature of the interest and whether it is personal or prejudicial.	
4. <u>CHAIRMAN'S ANNOUNCEMENTS (IF ANY)</u>	
5. <u>REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA</u> To consider any requests from Ward Members, officers or applicants to defer an application included in this agenda, so as to save any unnecessary waiting by members of the public attending for such applications.	
6. <u>URGENT BUSINESS</u> To note whether the Chairman proposes to accept any item as urgent business, pursuant to Section 100(B)(4)(b) of the Local Government Act 1972.	
7. <u>LOCAL DEVELOPMENT FRAMEWORK (STANDING ITEM)</u> To receive an update.	
8. <u>USE OF SUBMISSION DEVELOPMENT CONTROL POLICIES</u> Report of the Strategic Director of Transformation.	11 - 20
9. <u>DEFERRED APPLICATIONS</u> To consider applications deferred at previous meetings including some, but not all, of those shown on the attached Schedule of Deferred Applications.	21 - 22
10. <u>3PL/2008/1685/O: DEREHAM: LAND AT FLEECE MEADOW OFF NORWICH ROAD: ERECTION OF BLOCK OF RESIDENTIAL APARTMENTS INCLUDING MEANS OF ACCESS & PARKING AREA FOR DEREHAM TOWN COUNCIL</u> Report of the Development Services Manager.	To Follow

	<u>Page(s)</u> <u>herewith</u>																																												
<p>11. <u>3PL/2009/0118/D: CARBROOKE & GRISTON: NORWICH ROAD: RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, CAR PARKING & OPEN SPACE FORTAYLOR WIMPEY</u></p> <p>Report of the Development Services Manager.</p>	To Follow																																												
<p>12. <u>SCHEDULE OF PLANNING APPLICATIONS</u></p> <p>To consider the Schedule of Planning Applications:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th><u>Item No</u></th> <th><u>Applicant</u></th> <th><u>Parish</u></th> <th><u>Page No</u></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Dereham Town Council</td> <td>Dereham</td> <td>24</td> </tr> <tr> <td>2</td> <td>Flagship Housing Group</td> <td>Thetford</td> <td>25-29</td> </tr> <tr> <td>3</td> <td>Taylor Wimpey</td> <td>Carbrooke</td> <td>30</td> </tr> <tr> <td>4</td> <td>Mr Mohammed Ali</td> <td>Dereham</td> <td>31-33</td> </tr> <tr> <td>5</td> <td>Paul Rackham Ltd</td> <td>Ickburgh</td> <td>34-36</td> </tr> <tr> <td>6</td> <td>Mr B Titchiner</td> <td>Lyng</td> <td>37-40</td> </tr> <tr> <td>7</td> <td>Mr S Cushion-Swales</td> <td>Elsing</td> <td>41-45</td> </tr> <tr> <td>8</td> <td>Enertrag UK Ltd</td> <td>Weeting</td> <td>46-48</td> </tr> <tr> <td>9</td> <td>Mr J Chapman</td> <td>Roudham/Larling</td> <td>49-52</td> </tr> <tr> <td>10</td> <td>Mr B Meen</td> <td>Dereham</td> <td>53-55</td> </tr> </tbody> </table>	<u>Item No</u>	<u>Applicant</u>	<u>Parish</u>	<u>Page No</u>	1	Dereham Town Council	Dereham	24	2	Flagship Housing Group	Thetford	25-29	3	Taylor Wimpey	Carbrooke	30	4	Mr Mohammed Ali	Dereham	31-33	5	Paul Rackham Ltd	Ickburgh	34-36	6	Mr B Titchiner	Lyng	37-40	7	Mr S Cushion-Swales	Elsing	41-45	8	Enertrag UK Ltd	Weeting	46-48	9	Mr J Chapman	Roudham/Larling	49-52	10	Mr B Meen	Dereham	53-55	23 - 55
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<p>13. <u>REPRESENTATIVES ON OUTSIDE BODIES</u></p> <p>Verbal report of the Development Services Manager.</p> <p>To nominate representatives to the following Liaison Groups for the ensuing year (no political balance).</p> <p><u>Snetterton Circuit Liaison Group</u> (Existing/previous members: Mrs A Steward (Chairman), Mr S Askew, Mr P Cowen).</p> <p><u>Old Buckenham Airfield Consultative Committee</u> (Existing/previous members: Mr S Askew (Chairman), Mr P Francis, (Vacancy), Mr A Joel, Mr K Martin).</p> <p><u>Fibrothetford Liaison Group</u> (Existing/previous members: Mr T Lamb (Chairman), Mr P Cowen, Mr R Kybird, Mrs M Chapman-Allen, Mr M Spencer).</p>																																													
<p>14. <u>APPLICATIONS DETERMINED BY THE DEVELOPMENT SERVICES MANAGER (FOR INFORMATION)</u></p> <p>Report of the Development Services Manager.</p>	56 - 62																																												
<p>15. <u>ENFORCEMENT ITEMS (FOR INFORMATION)</u></p> <p>Report of the Development Services Manager.</p>	63 - 65																																												

16. APPEAL DECISIONS (FOR INFORMATION)

APP/F2605/A/08/2093357: Beetley: Flint Cottage, Fakenham Road, East Bilney: Appeal against the refusal to grant outline planning permission for the erection of a detached dwelling by Mr and Mrs Jackson: Application Reference: 3PL/2008/1037/O.

Decision: Appeal Dismissed.

APP/F2605/A/08/2088289: Beeston: Ash Tree Farm, Herne Lane: Appeal against the refusal to grant planning permission for a proposed farmhouse by Mr and Mrs S List: Application Reference: 3PL/2008/0058/F.

Decision: Appeal Dismissed.

17. APPLICATIONS DETERMINED BY NORFOLK COUNTY COUNCIL (FOR INFORMATION)

3CM/2009/0002/F: Thetford: Land at Two Mile Bottom, Mundford Road: Variation of conditions 3 and 7 of Planning Permission C/3/2008/3014 (3CM/2008/0016) to allow potash to be brought onto the site and to extend the operating hours for Fibrophos Ltd.

Decision: Conditional Approval

3CM/2009/0009/F: Stanfield: Stanfield Quarry: Post restoration remediation of depressed & waterlogged areas by importation of inert waste for East Anglian Stone.

Decision: Conditional Approval

3CM/2009/0007/F: Litcham: Punch Farm: Formation of access to C222 Litcham Road & construction of haul road to quarry for East Anglian Stone.

Application Withdrawn