

# AGENDA

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

- Committee** - **DEVELOPMENT CONTROL COMMITTEE**
- Date & Time** - WEDNESDAY, 5 JANUARY, 2011 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 22 December 2010

**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 Planning & Compulsory Purchase Act 2004, to prepare a Local Development Framework (LDF) to provide a statutory framework for planning decisions. The Breckland LDF consists of a suite of documents. The primary document which sets out the overarching planning strategy for the District and the local planning policies is the Core Strategy and Development Control Policies document. This was adopted by Breckland Council on 17 December 2009 and is the local starting point in the determination of planning applications. Breckland Council is also preparing a Site Specific Policies and Proposals document which will allocate land for development and review settlement boundaries. Some policies and proposals in this document now carry weight following consultation in summer 2010.

Breckland's Plan contains the Council's planning policies, which must be consistent with Government guidance, particularly with the Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs).

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 planning legislation. The Planning & Compulsory Purchase Act 2004, states that ***planning applications should be determined in accordance with the policies of the Plan, unless material considerations which are relevant to planning indicate otherwise.***

PPS1 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 LDF 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. Where we disagree with those comments it will be because:

- Districts look to "wider" policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.

**PART A**  
**ITEMS OPEN TO THE PUBLIC**

	<u>Page(s)</u> <u>herewith</u>
<b>1. <u>MINUTES</u></b> To confirm the minutes of the meeting held on 13 December 2010.	1 - 6
<b>2. <u>APOLOGIES &amp; SUBSTITUTES</u></b> To receive apologies for absence.	
<b>3. <u>DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED</u></b> 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.	
<b>4. <u>CHAIRMAN'S ANNOUNCEMENTS</u></b>	
<b>5. <u>REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA</u></b> 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.	
<b>6. <u>URGENT BUSINESS</u></b> 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.	
<b>7. <u>LOCAL DEVELOPMENT FRAMEWORK (STANDING ITEM)</u></b> To receive an update.	
<b>8. <u>DEFERRED APPLICATIONS</u></b> To consider applications deferred at previous meetings including some, but not all, of those shown on the attached Schedule of Deferred Applications.	7
<b>9. <u>ATTLEBOROUGH : LAND OFF HONEYSUCKLE WAY : PROPOSED RESIDENTIAL DEVELOPMENT : APPLICANT : NORFOLK HOMES LTD : REFERENCE 3PL/2010/1041/F</u></b> Report of the Deputy Chief Executive.	8 - 12
<b>10. <u>HARLING : CLOVERFIELDS, LOPHAM ROAD : PROPOSED RESIDENTIAL DEVELOPMENT OF 17 NO. HOUSES INCLUDING A MIX OF 2, 3 AND 4 BEDROOM HOUSES : APPLICANT MR BURTON : REFERENCE : 3PL/2010/1079/F</u></b> Report of the Deputy Chief Executive	13 - 16

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<p>11. <b><u>SHIPDHAM : LAND TO THE EAST OF POUND GREEN LANE : RESIDENTIAL DEVELOPMENT : APPLICANT : MR I LEONARD : REFERENCE : 3PL/2010/1095/0</u></b> Report of the Deputy Chief Executive</p>	17 - 22																																				
<p>12. <b><u>SHIPDHAM : LAND OFF PARKLANDS AVENUE : RESIDENTIAL DEVELOPMENT : APPLICANT : MR I LEONARD : REFERENCE : 3PL/2010/1096/0</u></b> Report of the Deputy Chief Executive</p>	23 - 27																																				
<p>13. <b><u>DEREHAM : LAND OFF NORWICH ROAD : PROPOSED RESIDENTIAL DEVELOPMENT OPEN SPACE &amp; CEMETERY : APPLICANT : TAYLOR WIMPEY : REFERENCE : 3PL/2010/1142/F</u></b> Report of the Deputy Chief Executive</p>	28 - 34																																				
<p>14. <b><u>SCHEDULE OF PLANNING APPLICATIONS</u></b> 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>David Watson Transport Ltd</td> <td>Weeting</td> <td>36 to 38</td> </tr> <tr> <td>2</td> <td>Norfolk Homes Ltd</td> <td>Attleborough</td> <td>39</td> </tr> <tr> <td>3</td> <td>Mr P Burton</td> <td>Harling</td> <td>40</td> </tr> <tr> <td>4</td> <td>Mr I Leonard</td> <td>Shipdham</td> <td>41</td> </tr> <tr> <td>5</td> <td>Mr I Leonard</td> <td>Shipdham</td> <td>42</td> </tr> <tr> <td>6</td> <td>Taylor Wimpey UK Ltd</td> <td>Dereham</td> <td>43</td> </tr> <tr> <td>7</td> <td>Mr &amp; Mrs D Alston</td> <td>Attleborough</td> <td>44 to 46</td> </tr> <tr> <td>8</td> <td>Mr N McLeod</td> <td>Gressenhall</td> <td>47 to 50</td> </tr> </tbody> </table>	<u>Item No</u>	<u>Applicant</u>	<u>Parish</u>	<u>Page No</u>	1	David Watson Transport Ltd	Weeting	36 to 38	2	Norfolk Homes Ltd	Attleborough	39	3	Mr P Burton	Harling	40	4	Mr I Leonard	Shipdham	41	5	Mr I Leonard	Shipdham	42	6	Taylor Wimpey UK Ltd	Dereham	43	7	Mr & Mrs D Alston	Attleborough	44 to 46	8	Mr N McLeod	Gressenhall	47 to 50	35 - 50
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<p>15. <b><u>APPLICATIONS DETERMINED BY THE DEPUTY CHIEF EXECUTIVE (FOR INFORMATION)</u></b> Report of the Deputy Chief Executive.</p>	51 - 61																																				
<p>16. <b><u>ENFORCEMENT ITEMS (FOR INFORMATION)</u></b> Report of the Deputy Chief Executive</p>	62 - 65																																				
<p>17. <b><u>APPEAL DECISIONS (FOR INFORMATION)</u></b> APP/F2605/D/10/2137574 : Thetford : 43 Arlington Way, Brettenham, Norfolk IP24 2DZ : Appeal against the refusal to grant planning permission for the construction of raised decking, pergola and summerhouse by Mr &amp; Mrs W MacDonald : Application Reference 3PL/2010/0660/F <b>Decision : Appeal Dismissed</b>  APP/F2605/D/10/2139780 : Thetford : 2 Pound Green Lane, Shipdham, Norfolk IP25 7LF : Appeal against the refusal to grant planning permission to remove a conifer hedge along the northern boundary of the property and replace it with a fence of wooden panels and concrete posts and concrete gravel boards, height of fence 1.75 metres – length of fence 18.5 metres by Mrs Jacqueline England : Application Reference 3PL/2010/0850/F <b>Decision : Appeal Dismissed</b></p>																																					

APP/F2605/A/10/2134646 : Dereham : Langthorne, Swanton Close, Norfolk NR19 2HL : Appeal against the refusal to grant outline planning permission for a residential development of 1 no bungalow by Mrs J M Attwood : Application Reference 3PL/2010/0425/O

**Decision : Appeal Dismissed**

**18. APPLICATIONS DETERMINED BY NORFOLK COUNTY COUNCIL (FOR INFORMATION)**

3CM/2010/0016/F : Lyng : CE VC Primary School : 1 56.04m<sup>2</sup> roof brick built extension to provide a Resource Room and disabled EC, and provision of a canopy to enable dry, level access to the rear classbases for Director of Childrens Services.

**Decision : Conditional Approval**

3CM/2010/0026/F : St Peter & St Paul : Primary School : 2 classbase extension to existing school for NCC Childrens Services.

**Decision : Conditional Approval**

3CM/2010/0033F : Necton : VA Primary School : Erection of 3.6m high canopy in the south west courtyard of the main school building for Necton V A Primary School.

**Decision : Conditional Approval**