

# AGENDA

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

- Committee** - **PLANNING COMMITTEE**
- Date & Time** - MONDAY, 9TH JULY, 2012 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.

<p><b>IN THE EVENT OF DEFERRED ITEMS APPEARING ON THE AGENDA, WARD REPRESENTATIVES WILL BE NOTIFIED ACCORDINGLY IN ADVANCE.</b></p>	<p><b>THE ORDER OF THE MEETING WILL VARY TO ALLOW FOR PUBLIC SPEAKING AND WILL NOT FOLLOW THAT OF THIS AGENDA</b></p>	<p><b>PERSONS ATTENDING THE MEETING ARE REQUESTED TO TURN OFF MOBILE PHONES</b></p>
---	---	---

**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: Thursday, 28 June 2012



**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 **Local Development Documents (DPDs)** to provide a statutory framework for planning decisions. The **Development Plan** for Breckland **currently** 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<sup>th</sup> December 2009 and is the local starting point in the determination of planning applications. Breckland Council has also adopted its Site Specific Policies and Proposals DPD, on 19<sup>th</sup> January 2012. The document allocates specific areas of land for development and revised settlement boundaries.

Breckland's Plan contains the Council's planning policies, which must be consistent with Government policy which is currently the National Planning Policy Framework (NPPF) and accompanying technical guidance.

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.***

The NPPF states that the purpose of the planning system is to achieve sustainable development. The core planning principles contained within the NPPF are summarised as:

- To be genuinely plan led
- To drive and support sustainable economic development
- Seek high quality design
- Conserve and enhance the natural environment
- Encourage the effective use of land
- Conserve heritage assets

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 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>
1. <b><u>MINUTES</u></b> To confirm the minutes of the meeting held on 11 June 2012.	1 - 10
2. <b><u>APOLOGIES &amp; SUBSTITUTES</u></b> To receive apologies for absence.	
3. <b><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.	
4. <b><u>CHAIRMAN'S ANNOUNCEMENTS</u></b>	
5. <b><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.	
6. <b><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.	
7. <b><u>LOCAL DEVELOPMENT FRAMEWORK (STANDING ITEM)</u></b> To receive an update.	
8. <b><u>FIVE YEAR HOUSING LAND SUPPLY STATEMENT 2012</u></b> Report of the Director of Commissioning.	11 - 32
9. <b><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.	33

**10. SCHEDULE OF PLANNING APPLICATIONS**

Page(s)  
herewith

34 - 79

To consider the Schedule of Planning Applications:

<u>Item</u> <u>No</u>	<u>Applicant</u>	<u>Parish</u>	<u>Page</u> <u>No</u>
1	Ecotricity (Next Generation) Ltd <b>PLEASE NOTE THIS ITEM WILL NOT BE HEARD BEFORE 1.30 PM</b>	Bradenham	35-45
2	David Alston (Norfolk) Ltd	Old Buckenham	46-52
3	Millngate Swaffham Ltd	Swaffham	53-59
4	Taylor Wimpey East Anglia	Carbrooke	60-63
5	Richard Johnston Ltd	Quidenham	64-67
6	Richard Johnston Ltd	Quidenham	68-71
7	Breckland Council	Swaffham	72-76
8	Mr & Mrs R Wragg	Yaxham	77-79

**11. APPLICATIONS DETERMINED BY THE DIRECTOR OF COMMISSIONING**

80 - 92

Report of the Director of Commissioning

*Members are requested to raise any questions at least two working days before the meeting to allow information to be provided to the Committee.*

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

93

**13. APPEAL DECISIONS (FOR INFORMATION)**

**APP/F2605/A/11/2167567** : Old Ashill Garage, Swaffham Road, Ashill, Norfolk, IP25 7BT : Appeal against a refusal to grant planning permission for a dwelling on brown field commercial land : Reference : 3PL/2011/0232/F  
Decision : Appeal Dismissed

**APP/F2605/A/12/2169541** : Land adjacent Gay-Dene, Lower Stow Bedon, Attleborough, Norfolk, NR17 1EN : Appeal against a refusal to grant planning permission for the erection of agricultural worker's dwelling : Reference : 3PL/2011/0140/F  
Decision : Appeal Dismissed

**APP/F2605/A/12/2170709** : Spring Studio, Hoe, Dereham, NR20 4BD : Appeal against a failure to give notice within the prescribed period of a decision on an application for the change of use of an existing building from artist's studio with ancillary residential accommodation to single dwellinghouse : Reference : 3PL/2011/0807/CU  
Decision : Appeal Dismissed

**APP/F2605/A/12/2170708** : Spring Studio, Hoe, Dereham, NR20  
4BD : Appeal against a failure to give notice within the prescribed  
period of a decision on an application for a certificate of lawful use of  
development (LDC) for use class C3 : Reference 3PL/2011/0806/LU  
Decision : Appeal Dismissed

**APP/F2605/A/12/2169344** : 159 Shipdham Road, Dereham, NR19  
1NP : Appeal against a refusal to grant outline planning permission  
for residential development : Reference : 3PL/2011/05/02/O  
Decision : Appeal Dismissed