

AGENDA

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

- Committee** - **PLANNING COMMITTEE**
- Date & Time** - MONDAY, 17TH MARCH, 2014 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>IN THE EVENT OF DEFERRED ITEMS APPEARING ON THE AGENDA, WARD REPRESENTATIVES WILL BE NOTIFIED ACCORDINGLY IN ADVANCE.</p>	<p>THE ORDER OF THE MEETING WILL VARY TO ALLOW FOR PUBLIC SPEAKING AND WILL NOT FOLLOW THAT OF THIS AGENDA</p>	<p>PERSONS ATTENDING THE MEETING ARE REQUESTED TO TURN OFF MOBILE PHONES</p>
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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, 6 March 2014

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 17th 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 19th 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. <u>MINUTES</u> To confirm the minutes of the meeting held on 17 February 2014.	1 - 12
2. <u>APOLOGIES & SUBSTITUTES</u> To receive apologies for absence.	
3. <u>DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED</u> Members are reminded that under the Code of Conduct they are not to participate and must leave the room, for the whole of an agenda item to which they have a Disclosable Pecuniary Interest. In the interests of transparency, Members may also wish to declare any other interests they have in relation to an agenda item, that support the Nolan principles detailed within the Code of Conduct.	
4. <u>CHAIRMAN'S ANNOUNCEMENTS</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 PLAN UPDATE (STANDING ITEM)</u> To receive an update.	
8. <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.	13
a) <u>CROXTON: Off Croxton Road: Erection of concrete skate park with associated lighting & fencing, access from Joe Blunts Lane: Applicant: Thetford Town Council: Reference: 3PL/2013/1108/F</u>	14 - 20

The above application was deferred from the Planning Committee meeting held on 17 February 2014 to enable a site visit to take place on 14 March 2014.

9. SCHEDULE OF PLANNING APPLICATIONS

21 - 48

To consider the Schedule of Planning Applications:

<u>Item No</u>	<u>Applicant</u>	<u>Parish</u>	<u>Page No</u>
1	Mr Peter Anthony	Dereham	22-27
2	Mr T Gray	Necton	28-34
3	Mr J Ogilvy	Beeston	35-38
4	Mr N Pettit	Thetford	39-43
5	Mr Barrie Hall	Great Ellingham	44-48

10. NORFOLK AND SUFFOLK BRECKS LANDSCAPE CHARACTER ASSESSMENT

49 - 205

Report of the Assistant Director of Commissioning.

11. APPLICATIONS DETERMINED BY THE DIRECTOR OF COMMISSIONING

206 - 223

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. APPEAL DECISIONS (FOR INFORMATION)

APP/F2605/A/13/2209599: BESTHORPE: Park Farm Bungalow, Morley Road: Appeal against refusal to grant planning permission for one replacement dwelling and one new dwelling by Mr. Neil Clancy: Reference: 3PL/2013/0843/F

Decision: Appeal allowed subject to conditions in respect of details of materials, provision of parking/turning, parallel visibility splay to be provided.

Summary: The Inspector noted that planning permission had been granted for a replacement dwelling on the site. The issue relates to the additional dwelling proposed.

The Inspector considered that the proposal would have a very limited effect on the shortfall in housing land supply

The Inspector acknowledged that future occupiers would be reliant on the use of motor vehicles however did not feel the proposal would generate significant movements. The close proximity of services and the location within a group of dwellings would constitute sustainable development. The proposal would result in only limited harm to the character and appearance of the surrounding countryside.

APP/F2605/A/13/2207472: GREAT ELLINGHAM: 26 Rectory Lane:
Appeal against refusal to grant planning permission for a new
dwelling by Mr. & Mrs. Fleming. Reference: 3PL/2013/0262/F

Decision: Appeal dismissed

Summary: The Inspector acknowledged that the proposal would
make a modest contribution to new housing within the village.

The Inspector considered that the proposal would cause significant
harm to the character and appearance of the area.

In relation to contributions to recreational facilities, the Inspector
could not be satisfied that any undertaking met the Requirements in
Regulation 122(2) of the Community Infrastructure Levy Regulations
2010. The absence of such an undertaking does not count against
the proposal.