

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Monday, 9 June 2014 at 9.30 am in  
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

**PRESENT**

Mrs S Armes  
Councillor C Bowes  
Mr T R Carter  
Councillor M. Chapman-Allen  
Mr P.D. Claussen  
Mr P.J. Duigan

Mr T.J. Lamb  
Mrs J A North  
Mr M. S. Robinson (Vice-Chairman)  
Mr F.J. Sharpe  
Mrs P.A. Spencer  
Mr N.C. Wilkin (Chairman)

**Also Present**

Mr W.P. Borrett  
Mr R.W. Duffield  
Mr C.R. Jordan

**In Attendance**

Sandra Bunning  
Chris Gordon  
Helen McAleer  
Phil Mileham  
Jayne Owen  
Jason Parker  
Martin Pendlebury

Assistant Planning Officer\*  
Locum Solicitor  
Senior Committee Officer  
Deputy Planning Manager  
Senior Planner\*  
Principal Development Management Planner\*  
Director of Planning & Business Manager \*  
\* Capita for Breckland Council

**56/14 MINUTES (AGENDA ITEM 1)**

It was noted that when the unconfirmed Minutes had been adopted at the Council meeting held on 29 May 2014 Councillor Borrett had requested an amendment to the comments he had made regarding the Billingford application (Minute No 51/14a). He had said that the application for Prior Approval had been granted subject to proof of agricultural business. He requested the deletion of 'use of the land for agriculture'.

Subject to that amendment the Minutes of the meeting held on 12 May 2014 were confirmed as a correct record and signed by the Chairman.

**57/14 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

The Chairman informed Members that he had attended a meeting of the South Holland District Council Planning Committee with some of the Officers. He thanked the Chairman of the South Holland Planning Committee for allowing them to sit in. Having seen how that Committee functioned there might be some small changes made to the way in which the Breckland Council Planning Committee functioned.

He welcomed Councillor Duigan back onto the Committee.

**Action By**

**58/14 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA  
(AGENDA ITEM 5)**

Schedule Item 2 (South Lopham) had been withdrawn from the Agenda following a significant Appeal Decision made on 2 June 2014 which had highlighted the need for the applicants of large scale solar farm proposals to justify their site selection process through a sequential test approach. In the interests of natural justice it had been felt that the best course was to withdraw the application to allow all parties to assimilate that information. The application would be presented to the 7 July Committee meeting.

**59/14 LOCAL PLAN UPDATE (AGENDA ITEM 7)**

The Director of Planning & Business Manager presented the update.

Work was currently being carried out to produce the Strategic Housing Land Availability Assessment (SHLAA) evidence base document to support the Local Plan. When completed it would provide an assessment on the future supply of land in Breckland which was suitable, available and achievable for residential development. It was an important document in the preparation of the local plan and would identify sites and broad locations with development potential. The document was due to be completed in July.

Following the completion of all monitoring site visits, the Five Year Housing Land Supply Statement was being prepared and would be presented to the 7 July Planning Committee.

The consultation period on a joint neighbourhood plan area for Croxton, Brettenham and Kilverstone parishes had now closed. A report would be going to Cabinet on 1 July regarding the designation of that area.

A report would be considered by Cabinet on 1 July which addressed the amendments to the Community Infrastructure Levy (CIL) regulations and whether to proceed with CIL in Breckland.

Initial work had started on the Open Space Assessment study. It was the first review since 2010 and would assess both the quantity and quality of open spaces in Breckland and inform policies and allocations within the Local Plan.

A tender process for the review of Breckland's Retail and Town Centre Study had begun. The work would be completed over the next few months. When finalised, the study would consider the requirements for convenience and comparison floorspace across the District and also include an assessment of suitable sites for retail development.

**60/14 NORTH ELMHAM: STATION YARD: RESIDENTIAL DEVELOPMENT FOR 19  
DWELLINGS: APPLICANT: MR H S THOMPSON: REFERENCE:  
3PL/2013/1045/O (AGENDA ITEM 9)**

This application had been deferred from the February Committee meeting. Members had resolved to refuse the application, but the applicant had requested the opportunity to address their concerns and the Chairman had agreed to that. No refusal notice had therefore been issued.

Members were reminded of the details of the outline application for 19 dwellings.

**Action By**

The Applicant had employed a professional Highways Engineer and amendments had been made to the scheme which included the narrowing of the road and the creation of a footpath which improved visibility. The Highway Authority supported the amendments and Mid Norfolk Railway had no objection subject to a condition concerning new railway crossing gates.

The proposal was recommended for approval subject to a list of conditions which was read out to Members.

Mr Read (Objector) still had major safety concerns. He had offered to make his land freely available to improve the visibility splays.

Councillor Borrett (Ward Representative) congratulated all involved as the current scheme was much improved and had the support of the Parish Council, Officers and Mid Norfolk Railway. He endorsed the scheme which would get derelict land developed and tidy up an eyesore.

Councillor Armes asked about the mention of Japanese Knotweed in the report. It was clarified that it was suspected that it might be on the site, therefore a survey would be required and if necessary, a mitigation strategy would have to be agreed before construction started.

Councillor Lamb asked how narrowing the road would improve safety and it was explained that it would have the positive effect of slowing traffic. The creation of the footpath also increased visibility from the site and at the Eastgate Street junction.

**RESOLVED** that the application be approved subject to the conditions listed in the report.

**61/14 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)**

**RESOLVED** that the applications be determined as follows:

- a) Item 1: NORTH ELMHAM: Station Yard: Residential development for 19 dwellings: Applicant: Mr H S Thompson: Reference: 3PL/2013/1045/O

**Approved, See Minute No 60/14 above.**

- b) Item 2: SOUTH LOPHAM: Land south of A1066 Thetford Road: Installation of a 10MW solar farm and associated infrastructure: Applicant: AVIC-PCI Ltd: Reference: 3PL/2014/0143/F

**Withdrawn from the Agenda. See Minute No 58/14 above.**

- c) Item 3: GARVESTONE: Jasmine Cottage, Dereham Road: Erection of new dwelling and garage, and garage to existing cottage, revised access arrangements: Applicant: Mr P Freeman: Reference: 3PL/2014/0235/F

This was a revised scheme for one dwelling on a plot of land on the junction of two roads. The previous application for two dwellings had been refused on the grounds that it was too cramped. The current proposal included additional planting to soften the view and the garage had been moved to facilitate maintenance. A double garage for the adjacent property would be accessed from the rear and included a walkway to the garden. A condition on driveway surfacing was proposed to avoid undue noise.

**Action By**

Mr Cadney (Parish Council) represented the residents. They objected to the proposals due to concerns about infill development which was out of character with the area; road safety; and the position of the dwelling on the plot which might allow for future over-development. There were also serious concerns about the shared sewage plant.

Mr Freeman (Applicant) had consulted with Officers and the Highways engineer to reach a suitable design. The plot was large enough for development and the treatment plant would be replaced by a more up to date model and its maintenance would be agreed.

Councillor Jordan (Ward Representative) said the site was right in the centre of the village and he had been inundated with objections. The proposal would spoil the character of the village. The junction was quite busy and it would be dangerous to put a new entrance close to it.

Councillor Chapman-Allen hoped that the driveway condition would require a porous surfacing material. She also requested that Leylandi was not used for planting.

Councillor Bowes thought the design was pleasant. She sought clarity on the access arrangements for Jasmine Cottage and they were explained.

**Approved, as recommended.**

- d) Item 4: MILEHAM: SPK Engineering, The Old Sawmills, Back Lane: Erection of 11 No dwellings: Applicant: Mr S Knowles: Reference: 3PL/2014/0328/O

This Outline application sought the removal of the existing industrial use for residential development. A previous application for 14 dwellings had been withdrawn. The current application would provide 11 one and two storey dwellings, including one affordable home with two access points onto Back Lane. A footpath link would be provided to an existing footpath which gave access to the village.

Although outside the Settlement Boundary the site was well related to the village and performed well against NPPF criteria. If approved the business would relocate to a more suitable position, reducing heavy goods vehicle traffic in the lanes. The viability appraisal had been agreed by the District Valuer.

Mr Moulton (Agent) said the existing building was unsuitable for its current use and uneconomic to renovate. The Applicant's business needed to upgrade its premises and relocate. The proposal was welcomed by residents and the Parish Council and in line with National guidance. Approval would remove HGVs from the lane and improve the appearance of the site.

Councillor Duffield (Ward Representative) was in favour of the proposal. The site had been a bone of contention for many years. He hoped Members would support the proposal despite the lack of 40% affordable housing which in the current economic times was not viable.

Councillor Lamb was against the proposal which was out of keeping with the village and would cause an increase in car movements.

**Action By**

Councillor Carter thought it was important to provide additional dwellings when the residents agreed, to breathe life into the village and provide accommodation for young people.

Councillor Bowes asked why there were two accesses and was advised that NCC Highways had requested two. She asked that if the proposal was approved, the Reserved Matters application should come back to Committee and the Chairman agreed that it should.

**Deferred, and the officers authorised to grant approval, subject to conditions, on completion of the section 106 agreement.**

**Notes to the Schedule**

<b>Item No</b>	<b>Speaker</b>
Agenda Item 9 (Schedule Item 1)	John Read – Objector Cllr Borrett – Ward Representative
3	Cllr Jordan – Ward Representative Tony Cadney – Parish Council Mr Freeman - Applicant
4	Cllr Duffield – Ward Representative John Moulton - Agent

**Written Representations taken into Account**

<b>Reference No</b>	<b>No of Representations</b>
3PL/2013/1045/O	6
3PL/2014/0235/F	14
3PL/2014/0328/O	6

**62/14 APPLICATIONS DETERMINED BY THE DIRECTOR OF COMMISSIONING  
(AGENDA ITEM 11)**

Noted.

**63/14 APPLICATIONS DETERMINED BY NORFOLK COUNTY COUNCIL (AGENDA  
ITEM 12)**

Noted.

**64/14 APPEAL DECISIONS (AGENDA ITEM 13)**

Noted.

The meeting closed at 10.45 am

CHAIRMAN