

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 3 April 2017 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Mr N.C. Wilkin (Chairman)	Mr A.P. Joel
Mr F.J. Sharpe (Vice-Chairman)	Mr K. Martin
Mr H. E. J. Clarke	Mr M. J. Nairn
Mr P.J. Duigan	Mr P. S. Wilkinson

Also Present

Mr P. R. W. Darby (Substitute Member)	Mr R.W. Duffield
Mrs J. Hollis (Substitute Member)	Mr W.P. Borrett
Mr S.G. Bambridge	

In Attendance

Michael Horn	Solicitor to the Council
Mike Brennan	Head of Development Management
Simon Wood	Interim Business Manager*
Rebecca Collins	Principal Planning Officer*
Chris Hobson	Principal Planning Officer*
Cathey Rix	Technical Support Officer*
Julie Britton	Democratic Services Officer

* Capita for Breckland Council

Action By

33/17 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 6 March 2017 were confirmed as a correct record and signed by the Chairman.

34/17 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillors Bowes, M Chapman-Allen, Brame and Newton.

Councillor Hollis and Councillor Darby were in attendance as substitutes for Councillors Newton and M Chapman-Allen respectively.

35/17 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

All Members had received direct representation for agenda item 8, Schedule items 2 (Billingford) and 8 (Gressenhall).

36/17 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

A site visit would be arranged for the deferred application 3PL/2015/1045/O: Dereham: Land West of Etling View. The date and time would be confirmed.

**37/17 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA
(AGENDA ITEM 5)**

Agenda Item 8, Schedule Item 1 (Longham) and Schedule Item 9 (Necton) had been withdrawn from the Agenda.

38/17 URGENT BUSINESS (AGENDA ITEM 6)

None.

39/17 DEFERRED APPLICATIONS (AGENDA ITEM 7)

None.

40/17 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 8)

The Committee's consideration of the following applications is not summarised here, as Planning Committee meetings are now recorded and provided that a request is made by the scheduled date of the next Planning Committee meeting – a copy of the recording can be made available.

RESOLVED that the applications be determined as follows:

- a. Item 1 – Longham: The Old Airfield, Wendling Farm: Installation of wind turbine (77m) – new access track, hardstanding area, small substation, mast & assoc. infrastructure: Applicant: Easterly Wind Energy Co-operat: Reference: 3PL/2014/1163F

Withdrawn

- b. Item 2 – Billingford and Swanton Morley: Billingford Lakes, Elmham Road: Erection of visitor centre and change of use of land for campsite, outdoor recreation & centre with associated works and outline permission fo 8 holiday lodges: Applicant: Wensum Valley Hotel, Golf & Country Club: Reference: 3PL/2016/0533/H

Consideration was given to the report presented by Simon Wood, the Interim Business Manager (Capita).

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance.

The following representations were made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representatives: Councillor Borrett and Councillor Bambridge

Applicant: Bridgette Hall

Agent: Ashley Wyatt

Solicitor: Ms Lisa Foster (Richard Buxton, Environmental & Public Law Solicitors (on behalf of Mr & Mrs Mackay)

Action By

Swanton Morley Parish Council:	Cllr Steve Westbury (Vice-Chairman)
Billingford Parish Council:	Cllr Philippa Challen
Hoe & Worthing Parish Council:	Cllr Trevor Wood (Chairman)
Supporters:	Roger Atterwill, Jay Mehta (Howes Percival/Solicitor)
Objectors:	Matt Payne, Professor Roger Thorneley, John Labouchere
Other Representatives:	James Hodson (Ecologist) & Andrew Dye (Pinnacle Consulting Engineers) – to answer questions only

DECISION: Members voted 7-1 for Approval + 1 abstention

- 1. That planning permission be granted subject to conditions.**
- 2. That delegated authority be given to Officers to agree the conditions.**
- 3. That 1 and 2 above is subject to the exercise by the Secretary of State of his power to call in the Application**

- c. Item 3: Mattishall: Land north of Dereham Road: Residential development of up to 16 dwellings including access with all other matters reserved: Applicant: Mr Michael Nunn: Reference: 3PL/2015/0589/O

Consideration was given to the report presented by Chris Hobson, the Principal Planning Officer (Capita).

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Objector: Mrs Cox

DECISION: Members voted unanimously for Refusal

- d. Item 4: Attleborough: Land of Hillsend Lane, London Road: Erection of 5 dwellings: Applicant: Mcintyre Gant Homes Ltd: Reference: 3PL/2016/0825/F

Consideration was given to the report presented by Rebecca Collins, the Principal Planning Officer (Capita).

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

The following representations were received in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Action By

Developer: Kevin Lawn

Attleborough Town Council: Cllr Sam Taylor

DECISION: Members voted unanimously for Approval

That planning permission be granted subject to the conditions as listed in the report

- e. Item 5: Mattishall: Land off Cedar Rise: Residential Development: Applicant: Abel Homes Ltd: Reference: 3PL/2016/1414/D
Consideration was given to the report presented by Rebecca Collins, the Principal Planning Officer (Capita).

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

The following representations were made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant: Tony Abel

Applicant's Agent: Paul LeGrice

Mattishall Parish Council: Dr David Piper (on behalf of the Parish Council)

Objector: Mr French

DECISION: Members voted unanimously for Approval

That planning permission be granted subject to the conditions listed in the report and subject also to additional conditions and notes listed on the supplementary agenda (page 188).

- f. Item 6: Attleborough: The Poplars, Carvers Lane: Demolition of existing dwelling and construction of 4 new dwellings: Applicant: H&B Development Ltd: Reference: 3PL/2016/1101/F

Consideration was given to the report presented by Rebecca Collins, the Principal Planning Officer (Capita).

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

The following representations were made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant: Andrew Heginbotham

Applicant's Agent: Jason Barber

Attleborough Town Council: Cllr Sam Taylor

Supporter: Tony Crouch

DECISION: Members voted unanimously for Approval

That planning permission be granted subject to the conditions listed in the report.

- g. Item 7: Guist: Building plot to the south of The Barn, Malthouse Lane: Erection of one two storey dwelling: Applicant: Mr Stephen Hackett: Reference: 3PL/2017/0138/F

Consideration was given to the report presented by Chris Hobson, the Principal Planning Officer (Capita).

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

No representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings.

DECISION: Members voted unanimously for Approval

That planning permission be granted subject to the conditions listed in the report.

- h. Item 8: Gressenhall: Land to be known as Church Farm, Church Lane: Erection of dwelling and double garage: Applicant: Mrs Amanda Wilcox: Reference: 3PL/2016/1360/F

Consideration was given to the report presented by Chris Hobson, the Principal Planning Officer (Capita).

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

The following representations were received in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative:	Councillor Duffield
Applicant:	Amanda Wilcox
Gressenhall Parish Council:	Leanne Jarrett (Clerk)
Objector:	Tom Kemp

DECISION: Members voted 5-4 for Refusal

- i. Item 9: Necton: Residential development with new adoptable vehicle & pedestrian access & modified road layout: Applicant: Mr Bernard John Bell: Reference: 3PL/2017/0048/O

Withdrawn

Action By

- j. Item 10: Besthorpe: Land between Oak House and Cameo, Norwich Road: Erection of 5 new dwellings and garages, creation of new access to Norwich Road: Applicant: Mr Dunning: Reference: 3PL/2016/1399/F

Consideration was given to the report presented by Chris Hobson, the Principal Planning Officer (Capita).

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was received in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Chris Codling

DECISION: Members voted unanimously for Approval

That planning permission be granted subject to the conditions listed in the report; and subject also to:

- **the removal of the outline condition**
- **the removal of the Reserved Matters condition**
- **the addition of a full planning permission condition**
- **the addition of an external materials condition**
- **the addition of a foul water condition**

- k. Item 11: Great Ellingham: Rose Farm, Bow Street: Conversion & extension of barn to dwelling: Applicant: Mr Tim Davidge: Reference: 3PL/2016/1312/F

Consideration was given to the report presented by Chris Hobson, the Principal Planning Officer (Capita).

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

The following representations were made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative: Councillor Smith

Applicant's Agent: John Barbuck

Objector: James Abbott

DECISION: Members voted 8-1 for Refusal

- l. Item 12: Gressenhall: Lodge Farm Barn, Chequers Lane: Retention of sited caravan for residential use (retrospective): Applicant: Mr M Mitchell: Reference: 3PL/2017/0243/F

Consideration was given to the report presented by Rebecca Collins, the Principal Planning Officer (Capita).

Action By

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was received in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative: Councillor Duffield

DECISION: Members voted 6-3 for Refusal

That planning permission be refused as recommended; subject to the deferral of any enforcement action for a period of six months to allow the applicant to demonstrate that there is an essential need for a dwelling on site to serve the rural enterprise.

- m. Item 13: Attleborough: Woods View, Poplar Road: Erection of 2no. two storey dwellings with integral garages, shared access and associated works: Applicant: Vantage Construction (EA) Ltd: Reference: 3PL/2017/0172/F

Consideration was given to the report presented by Rebecca Collins, the Principal Planning Officer (Capita).

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Representations were received in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Attleborough Town Council: Cllr Tony Crouch

Applicant's Agent: Max Short

DECISION: Members voted 8-1 for Approval + 1 abstention

41/17 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 9)

Noted.

42/17 APPEALS DECISIONS (AGENDA ITEM 10)

Noted.

Closing Remarks

The Solicitor to the Council suggested that the style and the content of the Planning Committee Minutes should change, in order to reflect widely the adopted modern day custom and practice in Local Planning Authorities. The Minutes themselves would be more succinct and an example was provided.

Full notes would still be taken by the Democratic Services Officer and copies of the recordings of Committee meetings would be available on request, provided that a request for such a copy of the recording is made by the scheduled date of the next Planning Committee meeting.

Action By

Members agreed to adopt this approach.

The meeting closed at 3.05 pm

CHAIRMAN