

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 31 July 2017 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Mr N.C. Wilkin (Chairman)	Mr M. J. Nairn
Mr F.J. Sharpe (Vice-Chairman)	Mr P. S. Wilkinson
Councillor C. Bowes	Mr P. R. W. Darby (Substitute Member)
Mr P.J. Duigan	Mr K.S. Gilbert (Substitute Member)
Mr A.P. Joel	Mr W. R. J. Richmond (Substitute Member)
Mr K. Martin	Mr M. Taylor (Substitute Member)

Also Present

Mr A.C. Stasiak (Ward Representative)	Mr J.P. Cowen (Ward Representative)
Mr S.G. Bambridge (Ward Representative)	Mr P. M. M. Dimoglou (Ward Representative)
Mr S. Askew (Ward Representative)	

In Attendance

Alex Chrusciak	Director of Planning and Building Control*
Debi Sherman	Principal DM Planner*
Michael Horn	Solicitor to the Council
Mike Brennan	Head of Development Management*
Chris Hobson	Principal Planning Officer*
Rebecca Collins	Principal DM Planner/Team Leader (Major Projects)*
Kathryn Matthews	Planning Technician*
Julie Britton	Democratic Services Officer
Charlotte Brennan	Technical Support Team Leader*

* Capita for Breckland Council

73/17 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 3 July 2017 were confirmed as a correct record and signed by the Chairman.

74/17 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillors Brame, Marion Chapman-Allen, Clarke and Hollis.

Substitutes in attendance were Councillors Darby, Gilbert, Richmond and Taylor.

**75/17 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED
(AGENDA ITEM 3)**

Councillor Phillip Duigan received direct representation in relation to Agenda item 10 (schedule item 16) Dereham, (see Minute No. 82/17(p) below).

The Vice-Chairman, Councillor Frank Sharpe, declared an interest in Agenda

Action By

item 10 (Schedule item 18) Ashill, (see Minute No. 82/17(r) below).

76/17 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman and Members of the Committee wished Councillor Marion Chapman-Allen a speedy recovery.

77/17 2017 STATEMENT OF FIVE YEAR HOUSING LAND SUPPLY (AGENDA ITEM 5)

The Director of Planning & Building Control informed the Committee of Breckland's current situation in regards to its five year housing land supply.

The five year housing land supply was a comparison of the anticipated supply of new dwellings, against the number of new dwellings that were required to be built in Breckland (known as the housing requirement).

The housing supply was made up of deliverable sites in suitable locations, available now and achievable in the next 5 years and was made up of the following components: sites with planning permission, allocations in the Local Plan and windfall sites.

To assess the Council's 5 year land supply position, the identified supply against the comparison had to be compared using both the Core Strategy targets and the Objectively Assessed Need (OAN) target. The Council's historic under provision of housing from previous years had also been taken into account and added to the projection of future need using both the Liverpool and Sedgefield methodologies. On the basis of the figures as at the end of March 2017, Breckland Council was now below the level following a recent update from the Strategic Housing Market Assessment (SHMA) and could only demonstrate a 4.6 year housing land supply using the Liverpool methodology. One of the reasons for this shortfall was due to planning permissions not being built and some being delayed such as the Strategic Urban Extensions (SUE) in Attleborough and Thetford.

The allocation of additional land as part of the new Local Plan would assist in resolving the problem. As the document gained weight, moving through the examination process, the emerging Local Plan allocations would remedy the current shortfall. On adoption of the Local Plan these sites would form part of the Council's forward looking supply.

In order to boost the supply of housing in the short term, in addition to the new Local Plan, the Council would now need to consider development on sustainable sites located outside identified settlement boundaries. This would only apply where sites have been demonstrated to meet the three limbs of sustainable development as defined within the National Planning Policy Framework.

In response to a question, a review of the five year land supply statement should take place on an annual basis using the base date of 31st March each year; however, taking into account the Council's current situation, and if development increased in the interim, a further review could take place later in 2017.

In response to a question, outline planning permissions had been taken into account.

Referring to the build out rates on Appendix 1 of the report in regard to development in Necton, Councillor Duigan asked if the figures shown were

Action By

realistic. He also asked about the long list of small sites that had not been developed of which a trench would be dug to preserve the planning permission but not built out. In response to the first question, Members were informed that the evidence the Council had, had to be tested and normal measures would be applied. In response to the latter, Members were informed that there was a great deal of case law in relation to the implementation of planning permissions to demonstrate that the applicant/developer had made a start to keep the planning permission live. The Planning Team put a great deal of effort on the major sites coming forward taking into account any S106 Agreements/Legal Agreements. Councillor Duigan felt that the Council should be more reliant on the smaller sites. The Chairman pointed out that the delay on the Necton sites was in relation to drainage issues.

Councillor Martin mentioned two large sites in Attleborough with restraints that were now stagnant.

Councillor Nairn pointed out that the 54 dwellings in Weeting had not been included in the Statement.

Councillor Wilkinson asked if there was any mechanism in place that could put time limits on developers. The Director of Planning & Building Control explained that someone could not be forced to complete a planning approval in a certain time period and quoted Article 35 of the Development Management Procedure Order which required the Council to be positive and proactive in order to facilitate development. Locally the challenge was that there were many issues such as flooding, infrastructure etc all of which required to be in place to allow development to come forward.

The 2017 Statement of Five Year Housing Land Supply was otherwise noted.

78/17 REVISIONS TO LOCAL LIST (AGENDA ITEM 6)

Rebecca Collins, a Principal Planning Officer, presented the report.

The Council's current Local List had been adopted in July 2015 and local authorities were required to review their list every two years.

An initial updating of the document had been carried out by Officers followed by a public consultation which included sending letters to potentially interested stakeholders/consultees including agents, parish and town councils. A number of responses had been received and the comments/proposed changes summarised and included on the tracked changed version of the Local List on pages 48 to 74 of the agenda pack.

Members were asked to accept the changes and adopt the revised Local List.

RESOLVED that the draft Local List for 2017 for the validation of Planning Applications be adopted and all track changes be accepted.

79/17 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 7)

- Agenda Item 9(b) and Agenda item 10, Schedule Item 3 (Dereham)
- Agenda item 10, Schedule item 10 (Attleborough)
- Agenda item 10, Schedule item 11 (Harling).

80/17 URGENT BUSINESS (AGENDA ITEM 8)

None.

81/17 DEFERRED APPLICATIONS (AGENDA ITEM 9)

(a) List of Deferred Reports

Noted.

(b) DEREHAM: Land off Greenfields Road: Reference: 3PL/2016/1397/F

Deferred for further information.

82/17 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)

RESOLVED that the applications be determined as follows:

- a) Item 1: Mattishall: Land south of Dereham Road: Erection of up to 50 residential dwellings with associated infrastructure: Applicant: Gladman Developments Ltd: Reference:3PL/2015/0498/O

Consideration was given to the report presented by Chris Hobson, 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 made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings. A letter of representation from Councillor Bill Borrett had also been received urging the Committee to refuse the application:

Ward Representative:	Councillor Paul Claussen
Ward Representative:	Councillor Pablo Dimoglou
Objector:	Councillor George Freeman MP
Objector:	Sylvia Gill & Anna Loake (Mattishall Matters)
Objector:	Richard Stephenson (Mattishall Neighbourhood Plan)
Parish Council:	John Rockliffe
Norfolk County Council:	Graham Brown & Matt Aitchison (Flood Water Management)

DECISION: Members voted unanimously for refusal contrary to the Officer's recommendation.

REASONS: Intrusion of built development into the open countryside and the creation of a hard edge to the village of Mattishall having a significant visual impact and harm to the character and appearance of the site and surrounding area, and the surrounding landscape.

Action By

- b) Item 2: Wretham: Stonebridge Camp, Thetford Road, Stonebridge: development of Stonebridge Camp including erection of 27 dwellings (revised scheme): Applicant: Beres Development Ltd: Reference: 3PL/2016/0939/VAR

Consideration was given to the report presented by Chris Hobson, 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 made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings.

Ward Representative: Councillor Philip Cowen

Developer: Les Beres

DECISION: Members voted unanimously for approval as recommended; subject to:

- i. **the conditions as listed in the report; and**
- ii. **authority be delegated to Planning Officers, in consultation with the Chairman of the Planning Committee, for the relocation of the sub-station and the retention of the current footpath 'trod' located along the Thetford Road frontage.**

- c) Item 3: Dereham: Land at Greenfields Road: 285 dwellings comprising 6 x 5 bedroom house, 87 x 4 bedroom houses, 113 x 3 bedroom houses, 73 x 2 bedroom houses, 4 x 2 bedroom bungalows and 2 x 1 bedroom bungalows together with associated access, pedestrian and cycle links, landscaping and open space: Applicant: Orbit Homes (2020) Ltd: Reference: 3PL/2016/1397/F

Deferred (see Minute No. 79/17 above).

- d) Item 4: Hockering: Heath Road: Outline for residential development of up to 12 dwellings: Applicant: Greatbrisk Ltd: Reference: 3PL/2016/1262/O

Consideration was given to the report presented by Debi Sherman, Principal Development Management Planner (Capita).

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

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 Gordon Bambridge

Parish Council: Richard Hawker & Susan Warren

DECISION: Members voted 9 x 2 for approval as recommended;

subject to:

- i) the conditions as listed in the report;**
 - ii) a condition on ecology matters;**
 - iii) a legal agreement relating to 40% affordable housing, education and library contributions; and**
 - iv) the Reserved Matters application to be brought back to the Planning Committee for consideration.**
- e) Item 5: Besthorpe: Hartland, Norwich Road: Construction of bungalow with detached garage/carport and siting of 2 no. living caravans and 1 no. touring caravan: Applicant: Mr & Mrs K Annison: Reference: 3PL/2016/1393/F

Consideration was given to the report presented by Debi Sherman, Principal Development Management Planner (Capita).

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

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

Applicants: Mrs & Mrs Annison

Applicant's Agent: Mr Venning

DECISION: Members voted unanimously for approval as recommended; subject to the conditions as listed in the report.

- f) Item 6: Watton: Development at the Old Carpenters Arms, Swaffham Road: Residential development for 23 dwellings with associated access roads, parking, garaging and amenity space: Applicant: S & A Jones Developments Ltd: Reference: 3PL/2016/1539/F

Consideration was given to the report presented by Rebecca Collins, 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 made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings.

Applicant's Agent: David Futter

Objector: Mr Webb

DECISION: Members voted 10 x 1 for approval as recommended subject to; conditions and a S106 Agreement as listed in the report.

Action By

- g) Item 7: Hockering: Hill House, Park Lane: Demolition of existing buildings and redevelopment comprising 14 residential dwellings together with associated access, landscaping and boundary treatments: Applicant: Hill House Commercial Property: Reference: 3PL/2016/1552/F

Consideration was given to the report presented by Rebecca Collins, 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 made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings.

Ward Representative: Councillor Gordon Bambridge

Parish Council: Richard Hawker

Applicant: James Gunn

Applicant's Agent: Paul Brailsford

DECISION: Members voted 8 x 2 for approval as recommended; subject to conditions as listed in the report and a S106 Agreement.

- h) Item 8: Bawdeswell: Hall Road: Residential development of 40 dwellings, open space, associated infrastructure and vehicle access via Hall Road: Applicant: Property 192: Reference: 3PL/2017/0035/F

Consideration was given to the report presented by Chris Hobson, 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 made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings.

Ward Representative: Councillor Gordon Bambridge

Parish Council: Bill Cuncliffe

Applicant's Agent: Jason Parker

Objector: David Shannon

DECISION: Members voted 7 x 1 for approval as recommended subject to conditions as listed in the report.

- i) Item 9: Saham Toney: Richmond Hall: Residential development of 5 new dwellings: Applicant: Mr Graham Tweed: Reference: 3PL/2017/0270/O

Consideration was given to the report presented by Chris Hobson, 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.

No representations were made in respect of the application.

DECISION: Members voted unanimously for refusal as recommended.

- j) Item 10: Attleborough: Land north-west of Chapel Road School, 50 Chapel Road: Residential development of 10 dwellings, including improvement works to access road and adjacent pavements: Applicant: Breckland Bridge: Reference: 3PL/2017/0342/F

Deferred (see Minute No. 79/17 above).

- k) Item 11: Harling: Land off Church Road: erection of 4 detached dwellings and 2 semi-detached dwellings with associated access, landscaping and servicing: Applicant: Mr Mathew Barker: Reference: 3PL/2017/0388/F

Deferred (see Minute No. 79/17 above).

- l) Item 12: Whissonsett: Telephone Exchange, Mill Lane: Erection of 1 no. self-build dwelling: Applicant: Mr John Newton: Reference: 3PL/2017/0433/O

Consideration was given to the report presented by Debi Sherman, Principal Development Management Planner (Capita).

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

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

Applicant's Agent: Gareth Watts

Applicant: Mr Newton

DECISION: Members voted unanimously for approval as recommended; subject to the conditions as listed in the report and, a further condition in relation to any unexpected contamination issues.

Councillor Darby abstained from voting on this matter.

- m) Item 13: Harling: Land off West Harling Road: Erection of up to 3 dwellings: Applicant: Mauleys Farm: Reference: 3PL/2017/0491/O

Consideration was given to the report presented by Rebecca Collins, 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 made in respect of the application, in accordance

Action By

with the Council's scheme of public speaking at Planning Committee meetings.

Applicant: Matthew Hustler

Applicant's Agent: Jason Parker

Objector: Mr Bransby

DECISION: Members voted 5 x 2 for approval as recommended; subject to conditions as listed in the report.

- n) Item 14: Colkirk: Land adjacent 7 Jarvis Drive: Formation of 2 x plots for the proposed construction of 2 x dwellings: Applicant: Mr Cameron Starling: Reference: 3PL/2017/0535/O

Consideration was given to the report presented by Debi Sherman, Principal Development Management Planner (Capita).

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

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

Applicant: Cameron Starling

DECISION: Members voted unanimously for approval as recommended; subject to conditions as listed in the report.

- o) Item 15: Great Ellingham: Bow Street: Demolish workshop and erect 2 storey dwelling: Applicant: Mr & Mrs Thomas: Reference: 3PL/2017/0556/F

Consideration was given to the report presented by Debi Sherman, Principal Development Management Planner (Capita).

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

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

Applicant's Agent: John Barbuck

DECISION: Members voted unanimously for approval; subject to the conditions as listed in the report.

- p) Item 16: Dereham: Outline planning application for residential development for up to 100 dwellings including details of access: Applicant: Trustees of the GR Scott Will: Reference: 3PL/2017/0563/O

Councillor Duigan had received direct representation in relation to this application.

Action By

Consideration was given to the report presented by Debi Sherman, Principal Development Management Planner (Capita).

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

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

On behalf of the Applicant: Mark Robinson

Dereham Town Council: Tony Needham

Objector: Alison Harris

DECISION: Members voted 7 x 4 for approval as recommended; subject to:

- i. **A S106 Agreement for 40% affordable housing and primary education contribution;**
 - ii. **the conditions as listed in the report;**
 - iii. **confirmation that the Highway Authority had reviewed the Dereham Transport Study in making its recommendation; and**
 - iv. **the requirement of an acoustic fence to be installed alongside the new access road in Westfield Road at the point of construction.**
- q) Item 17: Besthorpe: land to the rear of Village Farm, Silver Street: Demolition of three dilapidated farm buildings and erection of 2 pairs of semi-detached dwellings: Applicant: D J Thompson & Sons: Reference: 3PL/2017/0593/F

Consideration was given to the report presented by Rebecca Collins, 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 made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings.

Ward Representative: Councillor Stephen Askew

Applicant's Agent: John Spencer

DECISION: Members voted unanimously for approval as recommended; subject to the conditions as listed in the report.

Action By

- r) Item 18: Ashill: Land off Watton Road: detached single storey dwelling and detached garage: Applicant: Mr & Mrs J Spalding: Reference: 3PL/2017/0597/F

Councillor Frank Sharpe, the Vice-Chairman declared an interest in this item. He wanted it noted that the comments that he had made at a Parish Council meeting had been misconstrued as what he had actually said was that Officers would be recommending the application for approval not that the Committee would be approving it.

Consideration was given to the report presented by Chris Hobson, 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 made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings.

Applicant: Mrs Spalding

Applicant's Agent: Jonathan Burton

DECISION: Members voted 7 x 1 for approval as recommended; subject to the conditions as listed in the report.

- s) Item 19: Swaffham: Change of use from B1C to B1C, B2 and B8 to allow more flexibility in letting: Applicant: Breckland Council: Reference: 3PI/2017/0598/CU

Consideration was given to the report presented by Debi Sherman, Principal Development Management Planner (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.

DECISION: Members voted unanimously for approval as recommended; subject to the conditions as listed in the report.

- t) Item 20: Hockering: Heath Road: Outline permission (with all matters reserved) for 4 x four bedroom houses, 4 x three bedroom dwellings bungalows with associated parking and gardens: Applicant: Monk Plant Hire Ltd: Reference: 3PL/2017/0600/O

Consideration was given to the report presented by Debi Sherman, Principal Development Management Planner (Capita).

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

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

Action By

Ward Representative: Councillor Gordon Bambridge

Parish Council: Richard Hawker & Susan Warren

Applicant's Agent: Jason Parker

DECISION: Members voted unanimously for approval as recommended; subject to the conditions as listed in the report.

- u) Item 21: Attleborough: Poppies, Slough Lane: Creation of independent dwelling by detaching annex from existing dwelling: Applicant: Mr J Lawn: Reference: 3PL/2017/0620/F

Consideration was given to the report presented by Rebecca Collins, 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 made in respect of the application, in accordance with the Council's scheme of public speaking at Planning Committee meetings.

Applicant's Agent: John Spencer

DECISION: Members voted 10 x 1 for approval as recommended; subject to the conditions as listed in the report.

83/17 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 11)

Noted.

84/17 APPEALS DECISIONS (AGENDA ITEM 12)

Noted.

The meeting closed at 4.40 pm

CHAIRMAN