

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 12 March 2018 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Mr N.C. Wilkin (Chairman)	Mr P.J. Duigan
Mr F.J. Sharpe (Vice-Chairman)	Mrs J. Hollis
Councillor C Bowes	Mr A.P. Joel
Mr R. F. W. Brame	Mr K. Martin
Councillor M. Chapman-Allen	Mr W. R. J. Richmond
Mr H. E. J. Clarke	Mr P S Wilkinson

Also Present

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

In Attendance

Michael Horn	Solicitor to the Council
Alex Chrusciak	Director of Planning and Building Control
Jon Berry	Head of Development Management
Fiona Hunter	Senior DM Planner
Tom Donnelly	Planning Assistant
Debi Sherman	Principal DM Planner
Donna Smith	Senior DM Planner
Mandy Cunnington	Technical Support Officer
Julie Britton	Democratic Services Officer

Commonwealth Flag

The meeting started at 9.30am as advertised; however, the Chairman announced that the meeting would be adjourned after 10 minutes to allow Members of the Planning Committee to attend the raising of the Commonwealth Flag event taking place at the front of Elizabeth House at 10.00am. The public were invited to attend and the meeting would re-commence at 10.30am.

24/18 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 12 February 2018 were confirmed as a correct record and signed by the Chairman.

25/18 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

None.

**26/18 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED
(AGENDA ITEM 3)**

Councillor Wilkinson, as the Ward Representative for Narborough declared an interest in agenda item 9(j) due to him being a Member of the Parish Council and

Action By

being in receipt of direct correspondence (see Minute No. 32/18(j) below).

Councillor Hollis declared an interest in agenda item 9(q) for the reason that a close relative worked for the applicant. Councillor Hollis took no part in the discussions and did not vote on the application (see Minute No. 32/18(q) below).

27/18 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

None.

28/18 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

Correspondence had been received prior to the meeting from Councillor William Smith on behalf of Little Ellingham Parish Council requesting that item 9(h) be deferred to allow further engagement with the applicant. This request had been refused.

29/18 URGENT BUSINESS (AGENDA ITEM 6)

None.

30/18 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

Nothing further to report.

31/18 DEFERRED APPLICATIONS (AGENDA ITEM 8)

Noted.

32/18 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

RESOLVED that the applications be determined as follows:

- (a) ATTLEBOROUGH: Land south of New Road / West of Hargham Road:
Reference: 3PL/2017/1171/0

Residential development of 48 dwellings: Applicant: Norfolk County Council.

Consideration was given to the report presented by Jon Berry, Head of Development Management.

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:

Applicant's Agent: Andy Scales

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

- 1. the conditions as listed in the report;**
- 2. a S106 Agreement to secure the affordable housing and**

- delivery of the open space provision; and**
- 3. a Grampian condition being imposed prohibiting development of the site until the works in respect of the provision of a footway along Hargham Road have been satisfactorily carried out.**

The Applicant's Agent was happy to propose that the footway in question be installed.

- (b) ATTLEBOROUGH: Adjacent to the The Paddocks: Leys Lane: Reference: 3PL/2017/1528/F

Erection of 5 detached two storey dwellings with garages: Applicant: Mr Anthony Gaskin.

Consideration was given to the report presented by Donna Smith, Senior Development Management Planner.

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: Cllr Adrian Stasiak

Applicant: Anthony Gaskin

DECISION: Members voted 7 x 4 against the Officer's recommendation of refusal.

REASON(S): the development would contribute to the Council's five year housing land supply and was in accordance with Policy CP14 and National Planning Policy Framework (NPPF) paragraphs 7 and 14. Members were of the opinion that the benefits of this scheme – and in particular, its contribution to the Council's five year housing land supply shortfall – outweighed the highways issue(s) identified by NCC Highways.

DECISION: Members voted 7 x 4 for approval.

The application be approved subject to conditions. Delegated authority to be given to Officers to agree appropriate conditions.

- (c) GREAT ELLINGHAM: Land East of Town Cottage, Town Green: Reference: 3PL/2017/1568/F

Erection of one dwelling and detached double garage: Applicant: Mr Bradley Beales.

Consideration was given to the report presented by Tom Donnelly, Planning Assistant.

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

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

Applicant: Bradley Beales

Great Ellingham Parish Council Mr Tim Betts (Chairman)

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

(d) GRESSENHALL: Smithy House, The Green: Reference: 3PL/2017/1468/F

Construction of an additional concrete yard to include the removal of five trees (including four oak trees the subject of Tree Preservation Order 2016 Number 13) and a length of hedgerow along the northern boundary.

Consideration was given to the report presented by Jon Berry, Head of Development Management, who was now the case officer in respect of this application, and hence the officer's recommendation had been made by him. This was the case as regards all applications in the Schedule that were stated in the Schedule to have Natalie Levett as their case officer.

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: Cllr Richard Duffield

Spokesperson for the Applicant: Greg Shepherd

Applicant's Agent: Mr James (Plandescil Ltd)

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

- 1) control the timing of the hedgerow's removal; and**
- 2) to secure semi-mature planting.**

(e) GUIST: Land off Bridge Road: Reference: 3PL/2017/1500/O

Development of number six self-build bungalow style houses: Applicant: Mr Lester Palmer.

Consideration was given to the report presented by Fiona Hunter, Senior Development Management Planner.

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:

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Applicant's Agent: Jerry Stone

DECISION: Members voted unanimously for approval as recommended; subject to, the conditions as listed in the report and subject to a S106 Agreement in relation to the self-build.

- (f) LITCHAM: Development Site at Lime Kiln House: Back Lane: Reference: 3PL/2017/1202/F

Proposed dwelling including means of access: Applicant: Mr & Mrs Jason Fuller.

Consideration was given to the report presented by Jon Berry, Head of Development Management.

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

It was noted that the Ward Member, Councillor Gould was in support of the application.

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

Applicant: Jason Fuller

Applicant's Agent: Antony Pettifer

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

- (g) LITTLE DUNHAM: Land South of Necton Road: 3PL/2017/1425/0

Construction of 2 detached dwellings: Applicant: Julie Jacques.

Consideration was given to the report presented by Jon Berry, Head of Development Management.

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: Ryan Brown

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

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(h) LITTLE ELLINGHAM: Rookery Farm, Attleborough Road: Reference: 3PL/2016/1445/VAR

Variation of conditions 10, 11, 12, 17, 18, 19 & 20 on 3PL/2015/1480/F:
Applicant: Kerry Foods.

Consideration was given to the report presented by Fiona Hunter, Senior Development Management.

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:

Little Ellingham Parish Council: Phil Griffiths

Great Ellingham Parish Council: Tim Betts (Chairman)

DECISION: Members voted 9 x 2 for approval as recommended; subject to, the conditions as listed in the report.

(i) MATTISHALL: Kensington Forge, Dereham Road: Reference: 3PL/2017/1112/F

Proposed residential development for 12 dwellings including change of use from storage/distribution and light industrial: Applicant: Norfolk Land Developments.

Consideration was given to the report presented by Donna Smith, Senior Development Management Planner.

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

Further representations had been received in respect of this application (see supplementary agenda pages 235 to 236).

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

Ward Representatives: Cllrs Pablo Dimoglou & Paul Claussen

Mattishall Parish Council: Cllr Rockcliffe

Applicant's Agent: Chris Parsons

Supporter: Tony Doyle

Objectors: Mr & Mrs Turner

DECISION: Members voted 10 x 1 for approval as recommended; subject to:-

- a S106 Agreement in respect of affordable housing;

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- the conditions as listed in the report and;
- a Grampian condition being imposed in relation to the provision of the access and suitable visibility splays being installed to each side of the access prior to the commencement of any development. Officers to obtain approval of the wording of this condition from the Highways Authority.

(j) NARBOROUGH: Land North of 1-14 Swaffham Road: Reference: 3PL/2017/1046/0

Proposed 6 no. market sale building plots and 4 no. affordable homes:
Applicant: Mr Stuart and Sam Melton and Mr Outghton – CR Melton & Son.

Councillor Wilkinson, the Ward Representative declared an interest in this application due to him being a Member of the Parish Council and being in receipt of direct correspondence.

Consideration was given to the report presented by Donna Smith, Senior Development Management Planner.

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

Further representations were received in respect of this application (see supplementary agenda pages 237 to 238) and letter of concern from the Chairman of the Parish Council that was circulated at the meeting.

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: Mr T Slater

Narborough Parish Councillor: David Williams JP (Chairman)

DECISION: Members voted 7 x 3 for approval as recommended; subject to the conditions as listed in the report and:

- a further requirement to ensure that a connection is provided between the existing footpath to the south east of the site and the PROW Narborough Restricted Byway 4; and
- a S106 Agreement to secure the provision of the affordable units.

(k) NORTH LOPHAM: Solly's Piece, Kings Head Lane: Reference: 3PL/2017/1261/F

Erection of dwelling following demolition of existing agricultural building:
Applicant: Mr T Atkins.

Consideration was given to the report presented by Tom Donnelly, Planning Assistant.

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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 this application.

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

(l) OXBOROUGH: 3 - 4 Oxborough Road: Reference: 3PL/2018/0038HOU

Construction of garage/store (amended proposal): Applicant: Mr & Mrs S Sorrell.

Consideration was given to the report presented by Tom Donnelly, Planning Assistant.

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:

Applicant: Mr Sorrell

REASONS: on the grounds that the proposal was considered to be subservient and the overall size, scale and height of the building would not be disproportionate and out of keeping.

DECISION: Members voted 7 x 4 for approval contrary to the Officer's recommendation. Delegated authority to be given to Officers to agree appropriate conditions. An informative condition to be added to the planning permission to make it clear that the building is not to be used for residential purposes.

(m) ROCKLANDS: Honeysuckle Cottage, Stow Bedon Road: Reference: 3PL/2018/0033/F

Change of use of existing residential annex to independent residential dwelling and widening of existing access): Applicant: Mr & Mrs Brady.

Consideration was given to the report presented by Tom Donnelly, Planning Assistant.

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

Applicant's Agent: Erica Whettingsteel

DECISION: Members voted unanimously for approval contrary to the

Officer's recommendation of refusal.

REASONS: on the grounds that the proposal was considered to be sustainable and was considered to be in line with Policy CP14.

Delegated authority to be given to Officers to agree appropriate conditions, including highway conditions as recommended by the Highway Authority.

(n) SHIPDHAM: Land to rear of 82 Market Street: 3PL/2017/1464/O

Erection of detached two storey dwelling: Applicant: Mr Andrew Jackson.

Consideration was given to the report presented by Fiona Hunter, Senior Development Management Planner.

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

Comments had been received from the Ward Members, Councillor Lynda Turner and Councillor Paul Hewett and both had asked if the Committee was mindful to approve the application that a condition be included to acknowledge and preserve the public right of way to the side of both this application and the extant planning permission on the old chapel adjacent.

A representation was made in respect of this application (see supplementary agenda page 239).

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

(o) SHIPDHAM: 27 Market Street: Reference: 3PL/2017/1533/F

Erection of new self-build residential dwelling on land to the rear of 27 Market Place, Shipdham: Applicants: Mr & Mrs R Gamble.

Consideration was given to the report presented by Jon Berry, Head of Development Management.

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

Further representation had been received in respect of this application (see supplementary agenda page 240).

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

Applicant: Richard Gamble

Objectors: Robert Ellingham and John Cook

DECISION: Members voted 9 x 1 for approval as recommended; subject to, the conditions listed in the report.

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- (p) SNETTERTON: Snetterton Renewable Energy Plant, Chalk Lane: Reference: 3PL/2018/0012/F

Erection of new sub-station switch room with associated external works and access: Applicant: Breckland Council.

Consideration was given to the report presented by Fiona Hunter, Senior Development Management Planner.

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:

Ward Representative: Councillor Philip Cowen

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

- (q) THETFORD: Trox UK Ltd, Caxton Way: Reference: 3PL/2017/1552/F

Construction of new warehouse building with under-croft car parking using existing access from Caxton Way, including new canopy above loading area: Applicant: Trox UK Ltd.

Councillor Hollis declared an interest in this application for the reason that a close relative worked for the applicant. Councillor Hollis took no part in the discussions and did not vote on the application.

Consideration was given to the report presented by Fiona Hunter, Senior Development Management Planner.

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

Further representations in respect of this application had been received (see supplementary agenda page 241).

DECISION: Members voted unanimously for approval as recommended plus 1 abstention; subject to, the conditions listed in the report.

- (r) THETFORD: 14 Lime Kiln Lane: Reference: 3PL/2017/1521/F

Change of use of building to car wash and associated coffee shop: Applicant: Mr Amin Bashdar.

Consideration was given to the report presented by Tom Donnelly, Planning Assistant.

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

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

Ward Representative: Councillor John Newton

DECISION: Members voted 9 x 2 for approval as recommended; subject to an amendment being made to condition no. 3030 to reduce the period of the temporary consent from 18 months to 12 months.

- (s) WHINBURGH & WESTFIELD: Wesley House, Dereham Road: Reference: 3PL/2017/1495/F

Erection of two new dwellings: Applicant: Mr and Mrs Downes.

Consideration was given to the report presented by Fiona Hunter, Senior Development Management Planner.

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

Further representations had been received in respect of this application (see Supplementary agenda page 242)

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 Pablo Dimoglou

Applicants: Mr & Mrs Downes

Objector: Sara Blount

DECISION: Members voted 10 x 1 for approval as recommended; subject to the conditions as listed in the report and an additional landscaping condition and an additional highway condition. Members requested that in the interest of good design, an informative be added stating that any flint used must be inlaid flint and not flint panels.

33/18 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 10)

Noted.

34/18 APPEALS (AGENDA ITEM 11)

Noted.

The meeting closed at 3.50 pm

CHAIRMAN