

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 1 October 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 W. R. J. Richmond (Vice-Chairman)	Mr K. Martin
Councillor C. Bowes	Mr F.J. Sharpe
Councillor M. Chapman-Allen	Mr P. S. Wilkinson
Mr H. E. J. Clarke	Mr P. R. W. Darby (Substitute Member)

Also Present

Mr S. H. Chapman-Allen (Ward Representative)	Mr R. G. Kybird (Ward Representative)
Mr R.W. Duffield (Ward Representative)	Mr J.W. Nunn (Ward Representative)
Councillor E. Gould (Ward Representative)	Mr A.C. Stasiak (Ward Representative)
	Mrs L.S. Turner (Ward Representative)

In Attendance

Michael Horn	Solicitor to the Council
Alex Chrusciak	Director of Planning and Building Control
Jon Berry	Head of Development Management
Hugh Coggles	Tree & Countryside Officer
Tom Donnelly	Development Management Assistant
Fiona Hunter	Principal Development Management Planner
Natalie Levett	Senior Development Management Planner
Naomi Minto	Development Management Planner
Debi Sherman	Principal DM Planner
Mandy Cunnington	Technical Support Officer
Julie Britton	Democratic Services Officer

110/18 MINUTES (AGENDA ITEM 1)

- 1) Attleborough: land adjacent to Oak Tree Park, Norwich Road: Reference: 3PL/2018/0309/F (Minute No. 107/18 (c))

To be strictly accurate, and following a concern raised by Mr Gary Duthie, the applicant's lawyer who attended the meeting on 3rd September 2018, the Solicitor to the Council requested that the word 'first' should be added to the final paragraph to read:

"Following the first vote", Members discussed how the off-site affordable housing.....".

- 2) Minutes

Subject to the above amendment, the Minutes of the meeting held on 3 September 2018 were confirmed as a correct record and signed by the Chairman.

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111/18 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillors Brame, Hollis and Joel. An apology for absence was also received from Councillor Nairn who was unable to attend as a substitute.

Councillor Darby was in attendance as substitute for Councillor Joel.

112/18 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

Gressenhall: Land known as Church Farm, Church Lane: Reference: 3PL/2017/1475/F

All Members had received direct correspondence in respect of this application.

Rocklands: Model Farm, Chapel Street, Rockland St Peter: Reference: 3PL/2018/0740/F

All Members had received direct correspondence in respect of this application.

Shipdham: Land at Swan Lane: Reference: 3PL/2018/0228/O

Councillor Bowes declared an interest in this application due to her being friends with the landowner and would abstain from voting on the matter.

113/18 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

Members were informed that the application for the Attleborough Strategic Urban Extension (SUE) would be considered at a future Planning Committee meeting prior to the New Year and would be held in Attleborough.

The Chairman and Members expressed their thanks to Alex Chrusciak, the Director of Planning & Building Control, for all his hard work and guidance over the past few years. This was Alex's last Planning Committee meeting and he would be sadly missed.

114/18 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

None.

115/18 URGENT BUSINESS (AGENDA ITEM 6)

None.

116/18 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

Members were informed that the final session of the Local Plan Examination in Public had been held last week; therefore, subject to the Planning Inspectorate's decision, the Local Plan was on track to be adopted in early 2019.

117/18 DEFERRED APPLICATIONS (AGENDA ITEM 8)

(a) Watton: 1 Paddock Close: Reference: 3PL/2018/0098/F

Erection of Summer House for Beauty Business Use (Sui Generis) for Mrs

Lopes.

This application had been deferred at the Planning Committee meeting on 30 July 2018 to allow the correct plans to be put forward in relation to parking provision and alleged encroachment on to the neighbour's property.

Consideration was given to the report presented by Tom Donnelly, Development Management 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:

Applicant: Bruno Lopes (speaking on behalf of Ana Lopes)

Objectors: Steven Beswick & David Addison

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

118/18 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

RESOLVED that the applications be determined as follows:

(a) Ashill: Brick Kiln Farm: Reference: 3PL/2018/0734/F

Change of use of part of the camping and caravan site to residential use for the construction of a dwelling, attached self-contained annex and attached cart-lodge, including access, to be used in association with the camping and caravan site for Brick Kiln Farm Caravan Park.

Consideration was given to the report presented by Natalie Levett, 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 Frank Sharpe (on behalf of the Parish Council)

Prior to the decision being made Councillor Sharpe asked for it to be noted that the Parish Council wanted its request reiterated that a footway be provided from the site to join up with the recently installed TROD. Councillor Bowes pointed out that the Parish Council should apply for funding through Norfolk County Council's Parish Partnership scheme.

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

(b) Attleborough: Land to the East of London Road: Reference: 3PL/2018/0665/D

Reserved Matters application for B1/B2 industrial use with ancillary office space,

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storage, servicing and drainage areas for phase 1 development for Eastern Attachments Ltd.

Consideration was given to the report presented by Fiona Hunter, Principal 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: Councillor Adrian Stasiak

Objector: Richard Adcock

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

(c) Attleborough: Still Waters Long Street: Reference: 3PL/2018/0857/F

Conversion and extension of an annex to form a separate dwelling and the erection of a garage for Mr & Mrs Croft.

Consideration was given to the report presented by Tom Donnelly, Development Management 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:

Applicant: Mr Croft

Applicant's Agent: Phil Hardy (Parker Planning)

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

(d) Attleborough: 6 High Street and 2 Hargham Road: Reference: 3PL/2018/0331/F

Demolition of shop and flat, retention of façade and erection of 11 flats with bike and bin storage and landscaping.

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

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

A further representation had been received as set out in the supplementary agenda (see page 285).

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.

- (e) Beeston: Land off The Street and Herne Lane: Reference: 3PL/2018/0472/F

Erection of 6 no. dwellings (including two affordable dwellings) with double garages, associated parking and gardens including the creation of a new access onto The Street for Mrs Helen Palmer-Wright.

Consideration was given to the report presented by Natalie Levett, Senior Development Management Planner.

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

A further objection had been received as set out in the supplementary agenda (see page 286).

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 Elizabeth Gould (in support)

Applicant's Agent: Phil Hardy (Parker Planning)

Objector: Mr Mark Greene (representing neighbours)

DECISION: Members voted 2 x 7 not to accept the Officer's recommendation of refusal.

REASON(S): on the grounds that the proposal was in a sustainable location, would support local businesses and would contribute to the Council's five year land supply.

DECISION: Members voted 8 x 1 to approve the application.

The application be approved subject to the following:

- 1) delegated authority be granted to the Executive Director of Place to identify and agree appropriate conditions in consultation with the Applicant's Agent; and**
- 2) a 2 year time period be applied for the commencement of development.**

- (f) Beeston: Holmedene Farm, Syers Lane: Reference: 3PL/2018/0822/F

Construction of a detached house with attached garage, new access and associated works for Mrs Gaye Davidson.

Consideration was given to the report presented by Natalie Levett, 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:

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Ward Representative: Councillor Elizabeth Gould (in support)

Applicant: Mrs Gaye Davidson

Applicant's Agent: Anthony Pettifer (Icon Architectural)

DECISION: Members voted 0 x 9 not to accept the Officer's recommendation of refusal.

REASON(S): on the grounds that the proposal was in a sustainable location. Members were also supportive of the design, contrary to the Officer's recommendation.

DECISION: Members voted 9 x 0 to approve the application.

The application be approved subject to the following:

- 1) delegated authority be granted to the Executive Director of Place to identify and agree appropriate conditions in consultation with the Chairman;**
- 2) a 2 year time period be applied for the commencement of development;**
- 3) materials and design of the dwelling to be agreed in accordance with the delegated authority referred to in 1) above; and**
- 4) a safe and suitable access to be installed with the provision of two formal passing places, details to be agreed in accordance with the delegated authority referred to in 1) above.**

(g) Beetley: Church Road, East Bilney: Reference: 3PL/2018/0909/O

Erection of one cottage style property and garage for Mr Neville Middleton.

Consideration was given to the report presented by Natalie Levett, 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: Councillor Richard Duffield (against the application)

Applicant's Agent: Jerry Stone (Stone Planning)

Parish Council: Mr Mayhew (objector)

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

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(h) Bintree: Land off Foulsham Road: Reference: 3PL/2018/0663/O

Erection of 4 no. dwellings for Mr R Hendry c/o Parker Planning Services.

Consideration was given to the report presented by Naomi Minto, 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:

Applicant's Agent: Phil Hardy (Parker Planning)

DECISION: Members voted unanimously to approve the application as recommended subject to the conditions as listed in the report.

(i) Brettenham: Land East of Arlington Way and West of A1088: Reference: 3PL/2017/0578/O

Outline application for up to 115 dwellings and open space for Shadwell Estate Company Ltd.

Consideration was given to the report presented by Debi Sherman, Principal 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: Councillor William Nunn (in support)

Ward Representative: Councillor Sam Chapman-Allen (against the application)

Applicant's Agent: Paul Sutton (Strutt & Parker)

Parish Council: Martin Engwell (Vice-Chairman of Brettenham & Kilverstone Parish Council)

Objectors: Robert Bic and Kevin Beckwith

Objector: Mark Nowers (RSPB)

Hugh Coggles, the Council's Tree & Countryside Officer was also in attendance.

DECISION: Members voted 7 x 2 for refusal as recommended.

(j) Foulden: Tallon Street: Reference: 3PL/2018/0338/F

New residential dwelling for Mr & Mrs Leech.

Consideration was given to the report presented by Naomi Minto, Development Management Planner.

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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: Abby Gretton (Clayland Estates)

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

(k) Gressenhall: White House, Bushy Common: Reference: 3PL/2017/1561/O

Demolition and removal of existing dwelling and replace with two, three bedroom, one and half story cottage style detached dwellings, with attached single garages and a wider vehicular access to be created, 10m north east of existing access.

Consideration was given to the report presented by Natalie Levett, Senior Development Management Planner.

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; and subject to an informative to ensure the design as a cottage style dwelling.

(l) Gressenhall: Land known as Church Farm, Church Lane: Reference: 3PL/2017/1475/F

Change of use of land to camping site with shepherds huts, disabled pods, bell tents, tent pitches, internal road and parking areas, shower and toilet facilities, together with house and cart shed for the site warden, landscaping and access works for Mrs A Wilcox.

All Members had received direct correspondence in relation to this application.

Consideration was given to the report presented by Fiona Hunter, Principal 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: Councillor Richard Duffield (against the application)

Applicant: Amanda Wilcox

Applicant's Agent: Scott Brown

Supporter: Avril George (on behalf of the supporters)

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group)

Objector: Mark Thompson (Small Fish) (on behalf of the objectors group)

DECISION: Members voted 6 x 3 for refusal as recommended.

- (m) Harling: Mauleys Meadow, Land off West Harling: Reference: 3PL/2018/0880/O

Erection of two dwellings and garages for Mr M Hustler.

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

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

A further representation had been received as set out in the supplementary agenda (see page 294) which included a further condition if permission was granted.

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 Robert Kybird (against the application)

Applicant's Agent: Phil Hardy (Parker Planning)

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report; and the additional condition as requested by the Council's Environmental Health Team, as set out in the supplementary agenda on page 294.

- (n) Holme Hale: Crossways Farm, Cook Road: Reference: 3PL/2018/0187/O

Proposed residential development for Mr David Yaxley.

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

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

A further objection had been received as set out in the supplementary agenda (page 295).

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.

- (o) Mundford: Poultry Farm, Cranwich Road: Reference: 3PL/2018/0892/VAR

Amendments to 3PL/2007/1425/F – Minor changes to proposed manager's house from Mundford Poultry Ltd.

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Consideration was given to the report presented by Tom Donnelly Development Management 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:

Applicant's Agent: David Barker (Evolution Town Planning)

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

- (p) Necton: Development At Damson Cottage, Necton Road: Reference: 3PL/2018/0859/F

Proposed residential development of two houses on land adjacent Damson Cottage for Mr & Mrs Smith.

Consideration was given to the report presented by Tom Donnelly, Development Management 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: Geraldine Smith

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

- (q) North Pickenham: Land off Houghton Lane: Reference: 3PL/2018/0793/O

Erection of four self-build, low impact, energy efficient dwellings and associated works for Mr P Stockdale.

Consideration was given to the report presented by Natalie Levett, 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:

Applicant: Mr P Stockdale

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

- 1) a S106 agreement requiring the four dwellings to comply with the definition of self-build and custom house building; and
- 2) the conditions as listed in the report.

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- (r) Rocklands: Model Farm, Chapel Street, Rockland St Peter: Reference: 3PL/2018/0740/F

Improvements and upgrade to existing access, demolition of existing outbuildings and erection of one new self-build dwelling and garage for Mr & Mrs Dunning.

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

Members had received direct correspondence in relation to this application.

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

A further representation had been received as set out in the supplementary agenda (see page 296) which included a further condition if permission was granted.

A letter had been received from the Ward Representative, Councillor William Smith who was against the application, and was read aloud.

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

Applicant: Paul Dunning

Applicant's Agent: Martin Howe (Peter Codling Architects)

Parish Council: David Howie (Chairman of Rocklands Parish Council - objector)

Objector: Richard Golke (Chairman of the Neighbourhood Plan Committee)

Objector: Nicolas Parravani

DECISION: Members voted 6 x 2 for approval as recommended subject to:

1) delegated authority being granted to the Executive Director of Place to address any contaminated land issues once the buildings had been demolished; and

2) the conditions as listed in the report.

- (s) Rocklands: Foxhill, Sandy Lane, Rockland All Saints: Reference: 3PL/2018/0794/F

Demolition of existing agricultural buildings and erection of a 2 bed dwelling and cart shed including associated external works for Mr Norton Upstone.

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

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

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A further representation had been received as set out in the supplementary agenda (see page 302) which included an additional condition if the application was approved.

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

Supporter: Nicola Southgate

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report including the additional condition as listed in the supplementary agenda.

(t) Saham Toney: Richmond Hall, Richmond Road: Reference: 3PL/2018/0563/O

Five detached dwellings with gardens and garages and off-site footpath for Mr Graham Tweed.

Consideration was given to the report presented by Natalie Levett, 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 as set out in the supplementary agenda (see pages 303 to 305) which included an amended condition and two additional conditions.

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: Mark Thompson (Small Fish)

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

- 1) the conditions as listed in the report;**
- 2) a minor alteration to the reason for Condition 8; and**
- 3) the additional conditions as listed in the supplementary agenda (see pages 304 and 305).**

(u) Shipdham: Land at Swan Lane: Reference: 3PL/2018/0228/O

Outline application for up to seven dwellings and provision of footpath (amended description and site area) for Clayland Estates Ltd.

Councillor Bowes declared an interest in this application due to her being friends with the landowner and would abstain from voting on the matter.

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

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

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Further representations had been received as set out in the supplementary agenda (see pages 306 and 307).

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 Lynda Turner (against the application)

Applicant: Mrs Tilley

Applicant's Agent: Abby Gretton (Clayland Estates Ltd)

Objectors: Mr & Mrs Shrimpton & Mr Neil Robinson

DECISION: Members voted 6 x 1 for approval as recommended, including the footpath as recommended, plus one abstention; subject to:

1) the conditions as listed in the report; and

2) an additional condition to deal with any necessary fencing adjacent to the footpath.

Councillor Bowes abstained from voting on this application.

(v) Swaffham: Site to North of Lynn Road: Reference: 3PL/2017/1355/F

Erection of six dwellings for Mr Tim Walker, Clayland Estates.

Consideration was given to the report presented by Debi Sherman, Principal 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:

Applicant's Agent: Tim Walker (Clayland Estates)

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

1) the conditions as listed in the report;

2) the removal of condition 15 (duplication of condition 14); and

3) additional wording being added to the end of condition 14 to read: "in accordance with approved details".

(w) Thetford: Tulip, Viking Caxton Way: Reference: 3PL/2018/0681/VAR

Variation of condition 2 & 14 on pp 3PL/2017/0949/F – Alteration to location of mezzanine level from Unit C to Unit D, amalgamation of Units E & F to form one unit, reduction in floor area of Unit F, reduction on cycle parking from 96 uncovered to 70 covered spaces, alterations to fenestration, roofs and elevations associated with changes to Unit F, amalgamation of Units E and F. Changes to

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fenestration of Garden Centre of Unit A. Changes to cladding and finishes. Removal of landscaping to rear of Unit A and alteration of landscaping to accommodate totem sign. Lighting information associated with development. Proposed substation and switch room (amended description 28.08.18) for Stapleford BRP Ltd.

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

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

A further representation had been received as set out in the supplementary agenda (see page 308) which included additional conditions if permission was granted.

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: Evolution Town Planning Ltd

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report and the additional conditions as listed in the supplementary agenda.

- (x) Yaxham: Land Adjoining White Cottage, Paper Street: Reference: 3PL/2018/0702/F

Proposed new residential dwelling for Mrs Jackie Taylor.

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

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

A further representation had been received as set out in the supplementary agenda (see page 310).

An email from the Ward Representative, Councillor Pablo Dimoglou in support of the application, was read aloud.

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.

119/18 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 10)

Noted.

120/18 APPEALS SUMMARY (AGENDA ITEM 11)

Noted.