

AGENDA

NOTE

WARD REPRESENTATIVES WISHING TO SPEAK ON A PARTICULAR APPLICATION ARE ASKED TO INFORM THE PLANNING USHER AT planningusher@breckland.gov.uk IN ADVANCE OF THE MEETING AND ARRIVE AT THE MEETING BY 9.30AM

- Committee** - **PLANNING COMMITTEE**
- Date & Time** - MONDAY, 13TH JANUARY, 2020 AT 9.30 am
- Venue** - ANGLIA ROOM, THE CONFERENCE SUITE,
ELIZABETH HOUSE, DEREHAM

**THE ORDER OF THE MEETING WILL VARY TO
ALLOW FOR PUBLIC SPEAKING AND WILL
NOT FOLLOW THAT OF THIS AGENDA**

THIS MEETING WILL BE RECORDED BY THE COUNCIL

Mobile phones and other equipment may also be used to audio record, film, tweet or blog from this meeting by an individual Council Member or a member of the public. No part of the meeting room is exempt from public filming etc unless the meeting resolves to go into private session. However, the use of images or recordings arising from this is not under the Council's control. Please only audio record, film, tweet or blog the representative(s) of the application you are interested in and only do so if you have that person's permission.

NB: The use of images or recordings arising from this is not under the Council's control.

VOTING:

If the first vote is lost in considering an application, a new proposal will be requested (eg a vote for approval, if lost, does not automatically mean "refused"). On a tied vote, the Chairman has a casting vote, if he/she wishes to use it. It is necessary for summary reasons for approvals or refusals to be identified in each case.

PLANNING POLICY NOTE

THE STRENGTH OF PLANNING POLICY IN DETERMINING PLANNING APPLICATIONS

The Planning process is set up, **IN THE PUBLIC INTEREST**, to protect the public from the unacceptable planning activities of private individuals and development companies. Planning is primarily concerned to deal with issues of land use and the way they affect the environment.

The Council's planning policy documents set the strategic context for development in the District, governing the decisions made on planning applications and what types of development are suitable for each area.

The National Planning Policy Framework sets an expectation that each Local Planning Authority (LPA) should produce a single Local Plan which sets out the strategic planning priorities for the District.

The Localism Act, introduced in 2011, also comes with a requirement that Local Authorities produce and justify their own housing targets rather than having to rely on the targets set out by the abolished Regional Spatial Strategy (East of England Plan).

The Breckland Local Plan was adopted on the 28th November 2019. It is a key document that guides development in the District over the next 20 years. This contains the Council's planning policies which must be consistent with the Government's National Planning Policy Framework (NPPF) and accompanying technical guidance. The full public scrutiny of the Council's proposals that has been carried out gives the Local Plan an exceptional weight when dealing with planning applications.

This shift towards a "Plan-led" planning system is a major feature of planning legislation. The Planning & Compulsory Purchase Act 2004, states that ***planning applications should be determined in accordance with the policies of the Plan, unless material considerations which are relevant to planning indicate otherwise.***

The NPPF states that the purpose of the planning system is to achieve sustainable development. The core planning principles contained within the NPPF are summarised as:

- To be genuinely plan led
- To drive and support sustainable economic development
- Seek high quality design
- Conserve and enhance the natural environment
- Encourage the effective use of land
- Conserve heritage assets

Unless there are special reasons to do otherwise, planning permissions "run with the land", and are NOT personal licences.

The factors to be used in determining applications will relate to the effect on the "public at large" and will NOT be those that refer to private interests.

Personal circumstances of applicants "will rarely" be an influencing factor, **and then, only** when the planning issues are "finely balanced".

THEREFORE we will:

- **acknowledge the strength of our policies,**
- **be consistent in the application of our policy, and**
- **if we need to adapt our policy, we should do it through the LDF process.**

Decisions which are finely balanced, and which contradict policy will be recorded in detail, to explain and justify the decision, and the strength of the material planning reasons for doing so.

LOCAL COUNCILS

OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?

We ask local parish and town councils to recognise that comments received are taken into account. Where we disagree with those comments it will be because:

- Districts look to "wider" policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.

PART A
ITEMS OPEN TO THE PUBLIC

	<u>Page(s)</u> <u>herewith</u>
1. <u>MINUTES</u> To confirm the minutes of the meeting held on 16 December 2019.	7 - 11
2. <u>APOLOGIES & SUBSTITUTES</u> To receive apologies for absence.	
3. <u>DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED</u> The duties to register, disclose and not to participate for the entire consideration of the matter, in respect of any matter in which a Member has a disclosable pecuniary interest are set out in Chapter 7 of the Localism Act 2011. Members are also required to withdraw from the meeting room as stated in the Standing Orders of this Council.	
4. <u>CHAIRMAN'S ANNOUNCEMENTS</u>	
5. <u>REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA</u> To consider any requests from Ward Members, officers or applicants to defer an application included in this agenda, so as to save any unnecessary waiting by members of the public attending for such applications.	
6. <u>URGENT BUSINESS</u> To note whether the Chairman proposes to accept any item as urgent business, pursuant to Section 100(B)(4)(b) of the Local Government Act 1972.	
7. <u>LOCAL PLAN UPDATE (STANDING ITEM)</u> To receive an update.	
8. <u>DEFERRED APPLICATIONS</u> To consider applications deferred at previous meetings including some, but not all, of those shown on the attached Schedule of Deferred Applications.	12
a) <u>Dereham: Land East of Yaxham Road and south of Dumpling Green: Reference: 3PL/2010/1361/F</u> Erection of 255 dwellings with associated open space. This application was originally heard at the Planning Committee meeting on 1 September 2014 following a series of deferrals, where Members resolved to grant Planning permission subject to certain matters being re-considered (see report).	13 - 53

	<u>Page(s)</u> <u>herewith</u>
b) <u>Dereham: Land off Swanton Road: Reference: 3PL/2015/1487/O</u> Residential development of up to 216 dwellings, landscaping, open space, parking and access from Swanton Road. This application was originally heard at the Planning Committee meeting on 3 July 2017 following a series of deferrals, where Members resolved to grant Planning permission subject to proposed conditions and a S106 Agreement (see report).	54 - 94
c) <u>Shipdham: Land at Church Lane: Reference: 3PL/2019/0401/F</u> Residential development of 6 dwellings/houses. This application was deferred from the meeting held on 30 September 2019 in order to obtain a legal agreement to demonstrate that the works to the Church Wall, in order to provide a sufficient level of visibility, could be carried out as this lies outside of the land owned by or in the applicant's control. It has since been established that the relevant permission from the Parochial Church Council has not been obtained and this work cannot take place.	95 - 108
9. <u>SCHEDULE OF PLANNING APPLICATIONS</u>	
To consider the Schedule of Planning Applications:	
a) <u>Attleborough: The Railway Station, Station Road: Reference: 3PL/2019/0827/F</u> Demolition of the two small ancillary buildings. Redevelopment of the existing car park to include new car park area to be laid out including new parking bays, ticket machine and CCTV and lighting. Demo of existing boundary retaining wall and construction of new realigned wall, footway/cycleway and new bus stop.	109 - 119
b) <u>Attleborough: The Railway Station, Station Road: Reference: 3PL/2019/0780/LB</u> Demolition of the two small ancillary buildings, redevelopment of the existing car park to include new car park area to be laid out including new car parking bays, ticket machine and CCTV and lighting. Demolition of the existing boundary retaining wall and construction of new realigned wall, footway/cycleway and a new bus stop.	120 - 126
c) <u>Attleborough: Land North of Blackthorn Road: Reference: 3PL/2019/0275/O</u> Development of up to 80 dwellings with associated infrastructure including green space, swale and noise attenuation barrier.	127 - 145

	<u>Page(s) herewith</u>
<p>d) <u>Attleborough: Land Adjacent to The Paddocks, Leys Lane: Reference: 3PL/2019/0397/F</u> Proposed erection of five detached two storey dwellings with garages and associated parking.</p>	146 - 154
<p>e) <u>Beachamwell: Land adjacent 4 Beachamwell Road, Drymere: Reference: 3PL/2019/0995/O</u> Proposed residential dwelling.</p>	155 - 164
<p>f) <u>Beeston: Land off Chapel Lane: Reference: 3PL/2019/0809/O</u> Residential development.</p>	165 - 172
<p>g) <u>Bradenham: Twizel Barn, Top Farm, New Lane: Reference: 3PL/2019/1351/F</u> Proposed conversion & extension of redundant barn to dwelling.</p>	173 - 178
<p>h) <u>Gressenhall: Land at Bridge Street: Reference: 3PL/2019/1034/O</u> Erection of single storey detached dwelling including change of use of land to residential and demolition of existing buildings.</p>	179 - 186
<p>i) <u>Harling: Land North of Lime Kiln House, Eccles Road: Reference: 3PL/2019/0979/F</u> Erection of five dwellings, garages and creation of 1 new vehicular access.</p>	187 - 198
<p>j) <u>Harling: Middle Harling Farm, West Harling Road : Reference: 3PL/2019/1210/O</u> Demolition of existing buildings and the erection of up to 4 dwellings with associated parking, garages, access, servicing and landscaping.</p>	199 - 206
<p>k) <u>Hockham: The Pightle, Vicarage Road, Great Hockham: Reference: 3PL/2019/1085/F</u> Construction of a two bedroom single storey self-build dwelling.</p>	207 - 216
<p>l) <u>North Pickenham: Development Site, Brecklands Green: Reference: 3PL/2019/0656/F</u> Residential development - 4 new houses and 2 double carports (amended scheme).</p>	217 - 224
<p>m) <u>Old Buckenham: Land to the west of 49 Hargham Road: Reference: 3PL/2019/1164/PIP</u> Permission in principle for erection of four detached dwellings.</p>	225 - 231

	<u>Page(s) herewith</u>
n) <u>Shipdham: Land adjacent Larwood Way: Reference: 3PL/2019/0988/F</u> Proposed residential development of 8 dwellings.	232 - 242
o) <u>Swanton Morley: Land adjacent to Crispins, Gooseberry Hill: Reference: 3PL/2017/1548/O</u> Erection of detached dwelling.	243 - 260
p) <u>Swanton Morley: Residential Allocation 1: Reference: 3PL/2018/1246/F</u> Erection of 85 dwellings with associated Open Space.	261 - 281
q) <u>Whinburgh & Westfield: New Barn Place, Dereham Road: Reference: 3PL/2018/1052/F</u> Construction of a manege (retrospective - altered location and footprint from that approved under 3PL/2015/0948/F).	282 - 291
10. <u>APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE</u> Report of the Executive Director of Place. <i>Members are requested to raise any questions at least two working days before the meeting to allow information to be provided to the Committee.</i>	292 - 303