

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

Held on Tuesday, 1 September 2020 at 1.00 pm

This meeting is in line with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020

PRESENT

| | |
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| Mr N.C. Wilkin (Chairman) | Mrs V. Dale |
| Mr P. S. Wilkinson (Vice-Chairman) | Mr P.J. Duigan |
| Mr R. Atterwill | Mr K.S. Gilbert |
| Councillor C. Bowes | Mr K. Martin |
| Councillor M. Chapman-Allen | Mr M. Kiddle-Morris (Substitute Member) |
| Mr H. E. J. Clarke | Mr R.G. Kybird (Substitute Member) |

Also Present

| | |
|----------------------------------|------------------------------------|
| Mr S Askew (Ward Representative) | Mr I. Martin (Ward Representative) |
|----------------------------------|------------------------------------|

In Attendance

| | |
|-----------------|--|
| Michael Horn | Solicitor to the Council |
| Rebecca Collins | Head of Development Management |
| Hugh Coggles | Tree & Countryside Officer |
| Andrew D'Arcy | Planning Policy Manager |
| Chris Hobson | Principal Development Management Planner |
| Naomi Minto | Development Management Planner |
| Teresa Smith | Democratic Services Team Leader |
| Julie Britton | Democratic Services Officer |

Chairman's Opening Remarks

The Chairman, Councillor Nigel Wilkin welcomed everyone to the Council's virtual Planning Committee meeting that was being streamed live via various channels.

The format of the meeting and the voting procedure were explained.

68/20 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 3 August 2020 were agreed as a correct record.

69/20 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillor Roy Brame and Councillor Helen Crane.

Substitutes in attendance were Councillors Robert Kybird and Mark Kiddle-Morris.

Action By

**70/20 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED
(AGENDA ITEM 3)**

Councillor Robert Kybird declared a personal and prejudicial interest in agenda item 10(b) Kilverstone and left the meeting whilst this item was being discussed.

71/20 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

None.

**72/20 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA
(AGENDA ITEM 5)**

None.

73/20 URGENT BUSINESS (AGENDA ITEM 6)

Councillor Atterwill mentioned the discussions that he had been having with the Executive Director of Place and the Director of Planning & Building Control about whether there was a system in place to monitor the conditions imposed to approved planning permissions. He had been surprised by the written response received stating that there was no such system in place, and it was the public who was relied upon to report any concerns.

Following a meeting with the aforementioned Officers, where he was informed that Breckland Council was under no obligation to actively monitor planning conditions, Councillor Atterwill had suggested whether local communities should be engaged in these matters particularly on any major applications within their town or village and report any concerns accordingly. He had been assured that this matter would be discussed further to ascertain the best way forward.

The Chairman thanked Councillor Atterwill for his comments. He had been unaware of these meetings and would be contacting the Officers concerned.

Councillor Atterwill said that he would be happy to make all the correspondence available to Planning Committee Members.

74/20 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

Andrew D'Arcy, the Planning Policy Manager made Members aware that in August 2020, the Government published its' White Paper that set out far reaching proposals to reform the planning system. The proposals, if implemented, would have wide reaching implications for the content of the Council's Local Plan review, the timetable and the process for its preparation.

Following the publication of these consultation papers and further announcements from the Government on the changes it intended to bring forward in terms of regulation and legislation, Breckland Council had put the Local Plan review on hold and the therefore, the work of the Local Plan Working Group had also been paused.

Furthermore, Breckland Council had written to the Minister seeking urgent advice on whether or not it was prudent to continue with the Local Plan review as set out in the agreed Local Development Scheme and urgent clarification had also been sought as to the implications of the proposals.

A full briefing on the White Paper and the proposed changes had been scheduled

to be held on Tuesday, 15 September 2020 at 2pm. A Zoom invite had been sent out to all Members accordingly.

In response to a question, it was noted that these proposals should not affect Neighbourhood Plans.

Councillor Atterwill assumed that the Council would be issuing a formal response to the White Paper and he asked who this response would come from - the Planning Committee or Full Council. Members were informed that the actual process in respect of the response would be provided at the forthcoming Briefing.

75/20 DEFERRED APPLICATIONS (AGENDA ITEM 8)

a) Banham: Hilltop Cottage, Heath Road: Reference: 3PL/2019/1408/F - 1pm

Full application for a change of use from smallholding to leisure, erection of four holiday let eco lodges and a natural swimming pond.

This application had been deferred at the previous Planning Committee meeting in August to enable the applicant to submit additional highway information for consideration, namely an amended Site Layout Plan showing a revised access to address highway safety concerns.

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.

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 (in support)

Applicant: Kevin Whitefield (to answer questions)

DECISION: Members voted unanimously for approval in support of the Officers recommendation; subject to:

- 1. the conditions as listed in the report;**
- 2. the word 'access' being added to condition 9 to read: "Prior to the first occupation of the development hereby permitted the vehicular access shall be constructed....."; and**
- 3. the Natural Environment Team being satisfied with the updated Ecology report.**

76/20 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

The Schedule of applications was determined as follows:

a) Attleborough: Land North of Blackthorn Road: Reference: 3PL/2019/0717/O - 1.30pm

Outline application for the development of up to 18 dwellings with associated infrastructure, including access road, bunding, SUDs/Swale and landscaping.

Action By

Consideration was given to the report presented by Rebecca Collins, 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: Phillip Taylor (Planning Resolution Ltd)

DECISION: Members voted 7 x 4 against the Officers recommendation of approval.

REASONS: Members felt that the application did not accord with Policies GEN05 and ENV05 of the adopted Local Plan. The development was outside the designated settlement boundary and would have an impact on the intrinsic beauty and character of the countryside and would not enhance the local environment and landscape.

DECISION: REFUSED

- b) Kilverstone: Land East off A1075, Norwich Road: Reference: 3PL/2020/0674/F - 1.45pm

Councillor Robert Kybird declared a personal and prejudicial interest in agenda item 10(b) Kilverstone and left the meeting whilst this item was being discussed.

Mixed Category Planning Application for:

1. Proposed sub-station and temporary construction compound and construction storage area (Plant & Machinery at 0.2 hectare); and
2. Proposed cable route (other operations at 4.2 hectare)

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

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: Jason Parker (Parker Planning Services Ltd)

DECISION: Members voted unanimously for approval in support of the Officers recommendation; subject to:

1. the conditions as listed in the report;
2. the revised conditions as set out in the supplementary report on pages 61 and 62 of the agenda pack; and
3. no adverse comments being received from Kilverstone Parish Council that are not already covered in the Officer's report.

c) Yaxham: Land North of Norwich Road: Reference: 3OB/2020/0021/OB - 2pm

Planning obligation - Affordable Housing Provision changes in both policy the economic environment and ability to secure development approved planning permission 3PL/2019/1346/D.

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

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 Ian Martin (against the application)

Councillor Ian Martin also read out a statement from the other Ward Representative for Yaxham, Councillor Paul Claussen, who was unable to attend the meeting.

Applicant's Agent: Jason Parker (Parker Planning Services Ltd)

Parish Council: Cllr Chris Couves

Yaxham Neighbourhood Plan Working Group: Maggie Oechsle

Objector: Richard Whadcoat

DECISION: Members voted unanimously to allow the modifications to the obligations contained within the second schedule of the S106 Agreement dated 27 March 2018.

77/20 FORMAL OBJECTION TO SERVING OF TREE PRESERVATION ORDER (TPO) 2020 NO. 1 - BEAVERS LODGE, EAST CHURCH STREET, KENNINGHALL - 2.30PM

RESOLVED that the objection to the serving of Tree Preservation Order (TPO) 2020 No. 1 be determined as follows:

Consideration was given to the report presented by Hugh Coggles, Tree & Countryside Officer.

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

No verbal representations were made in respect of the application.

DECISION: Members voted unanimously to confirm the Tree Preservation Order 2020 No. 1 as recommended.

Action By

**78/20 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE
(AGENDA ITEM 10)**

None.

79/20 APPEALS SUMMARY (FOR INFORMATION) (AGENDA ITEM 11)

Councillor Kiddle-Morris made Members aware of the appeal that had been allowed in Litcham. The Inspector had reduced the 2.4m visibility splay to 2m that now unfortunately allowed the bonnet of the car to be visible on the road in view of the oncoming traffic in a 30mph zone.

The appeal summary was otherwise noted.

The meeting closed at 3.15 pm

CHAIRMAN