

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

Held on Monday, 28 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

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

Also Present

Cllr T. Kiddell (Ward Representative)

In Attendance

Michael Horn	Solicitor to the Council
Simon Wood	Director of Planning & Building Control
Rebecca Collins	Head of Development Management
Tom Donnelly	Senior Development Management Planner
Chris Hobson	Principal Development Management Planner
Teresa Smith	Democratic Services Team Leader
Rebecca Harris	Technical Support Officer
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.

80/20 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 1 September 2020 were agreed as a correct record.

81/20 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

An apology for absence was received from Councillor Brame. Councillor Kybird was in attendance as his substitute.

82/20 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

Councillor Gilbert, as a Ward Member for Watton, represented agenda item 9c as

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an objector and did not speak or vote on the application.

83/20 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

None declared.

84/20 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

Agenda item 8(a): Banham, had been deferred as further Highways' information was awaited.

85/20 URGENT BUSINESS (AGENDA ITEM 6)

Councillor Clarke mentioned a matter that had been raised at the recent Full Council meeting. He had noted the responses received in respect of the planning conditions query and asked the Chairman if he had been made aware that planning conditions were not being monitored.

In response, Simon Wood, the Director of Planning & Building Control stated that as far as he was aware, conditions were only monitored on a proactive basis when allegations of any breaches were reported.

86/20 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

The Director of Planning & Building Control updated Members on the two current consultation papers.

A Briefing session which included a presentation had been held for all Members on 15 September 2020 and those who were there were thanked for their attendance.

All comments received would provide the opportunity for Breckland Council to respond to the consultation. Members were reminded that the closing date for the Changes to the Current Planning System consultation was 1 October 2020.

A Briefing Note had been prepared and had been sent to all Town & Parish Councils.

The deadline for the second paper, Planning for the Future, was 29 October 2020 and a further Briefing paper would be issued shortly.

The Chairman raised a concern about some of the information contained within the presentation in respect of the 43% increase in housing allocations for Norfolk. He asked if this amount was for the whole of Norfolk and not just for Breckland.

In response, the Director of Planning & Building Control confirmed that the overall percentage increase for Norfolk was 43%; however, this was for authorities such as Norwich, Yarmouth, Kings Lynn & West Norfolk taking extremely low additional growth, one of which included a reduction in numbers. On aggregate Broadland, North Norfolk, Breckland and South Norfolk would have more significant increases with Breckland's being in the region of 75/76%.

87/20 DEFERRED APPLICATIONS (AGENDA ITEM 8)

- a) Banham: Mill Road: Reference: 3PL/2019/1444/O

This application had been deferred.

88/20 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

The Schedule of applications was determined as follows:

- a) Attleborough: Reserved Matters Application - Former Grampian Food Site, Buckenham Road: Reference: 3PL/2019/0097/D: 1PM

Reserved Matters for submission for proposed 165 homes, together with public open space & associated infrastructure following outline permission 3PL/2015/0546/O.

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.

No representations were made in respect of the application.

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

1. the conditions as listed in the report; and
2. the S106 obligations will reflect the updated housing mix and requirements as set out in the supplementary report on page 28 of the agenda pack.

- b) Thetford: Nuns Bridge Road: Reference: 3PL/2020/0751/F: 1.30PM

Proposed Electric Cable and Associated Works (Other operations).

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 Officer's recommendation; subject to:

1. the conditions as listed in the report; and
2. the revised conditions as set out in the supplementary report on page 42 of the agenda pack.

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- c) Watton: Hare and Barrel, 80 Brandon Road: Reference: 3PL/2020/0300/F: 1.45PM

Change of use of Hotel (C1) to a Residential Care Facility (C2).

Consideration was given to the report presented by Tom Donnelly, Senior 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 Representatives: Councillors Tina Kiddell and Keith Gilbert (against the application.)

Applicant's Agent: Aida McManus (AM Planning Consultants Ltd) and Nick Conn (Verve Health)

Objector: Paul Knights

DECISION: Members voted 8 x 1 + 1 abstention to approve the application as recommended; subject to the conditions as listed in the report.

89/20 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 10)

Noted.

90/20 APPEALS SUMMARY (SEPTEMBER) (AGENDA ITEM 11)

Noted.

The meeting closed at 2.45 pm

CHAIRMAN