

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Monday, 15 February 2021 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**

|                                      |  |
|--------------------------------------|--|
| Cllr Nigel Wilkin (Chairman)         | Cllr Harry Clarke                      |
| Cllr Peter Wilkinson (Vice-Chairman) | Cllr Helen Crane                       |
| Cllr Roger Atterwill                 | Cllr Phillip Duigan                    |
| Cllr Claire Bowes                    | Cllr Keith Gilbert                     |
| Cllr Roy Brame                       | Cllr Keith Martin                      |
| Cllr Marion Chapman-Allen            | Cllr Robert Kybird (Substitute Member) |

**Also Present**

|  |   |
|--|---|
| Cllr Philip Cowen (Ward Representative)  | Cllr William Nunn (Ward Representative) |
| Cllr Philip Morton (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   |
| Rebecca Harris  | Technical Support Officer               |
| Naomi Minto     | Development Management Planner          |
| Julie Britton   | Democratic Services Officer             |
| Ruth Tudge      | Democratic Services Officer             |

**13/21 MINUTES (AGENDA ITEM 1)**

The Minutes of the meeting held on 25 January 2021 were confirmed as a correct record.

**14/21 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

An apology for absence was received from Councillor Dale. Councillor Kybird was in attendance as her substitute.

**15/21 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)**

Councillor Crane declared a personal and prejudicial interest in agenda item 9(a) of the Schedule of Applications and left the meeting whilst this item was being discussed.

**16/21 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

None.

**Action  
By**

**17/21 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA  
(AGENDA ITEM 5)**

None.

**18/21 URGENT BUSINESS (AGENDA ITEM 6)**

None.

**19/21 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)**

Nothing to report.

**20/21 DEFERRED APPLICATIONS (AGENDA ITEM 8)**

The Schedule of Deferred Applications was noted.

- a) Dereham: Land East of Westfield Road: Reference: 3PL/2019/1526/D: 1pm  
(Agenda item 9)

Application for Reserved Matters for 100 dwellings, following Outline permission 3PL/2017/0563/O.

This application was due to be heard at the Planning Committee held on 14 December 2020; however, following the receipt of a letter from Leathes Prior Solicitors on 10 December 2020, on behalf of Dereham Town Council in respect of the provision of open space on the site, the item was deferred to allow the content of the letter to be considered (see report).

Consideration was given to the report presented by Rebecca Collins, Head of Major Projects.

Members considered the matter and fully explored the details of the Reserved Matters 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:

Neighbouring Ward Representative: Councillor Philip Morton (spoke against the application)

Applicant (Persimmon Homes Ltd): Jessica Groome

Senior Planner (Persimmon Homes Ltd): Kian Saedi

Asst. Engineer (Persimmon Homes Ltd): Josh Hayne

Dereham Town Council: Tony Needham (Clerk)

**DECISION: Members voted 7 x 3 + 1 abstention for approval as recommended subject to:**

- 1. the conditions as listed in the report; subject to:**
- 2. Condition 7 being updated to extend the hours of construction until 1.30pm on Saturdays.**

**21/21 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)**

The Schedule of Applications was determined as follows:

- a) Elsing: Three Bridges Solar Farm, Land south of Elsing Road: Reference: 3PL/2020/1134/F: 1.30pm

Councillor Crane declared a personal & prejudicial interest in this application and was put in the 'waiting room' whilst this item was discussed.

Ground mounted solar photovoltaic (PV) farm along with continued agricultural use, ancillary infrastructure and security fencing, landscaping provision, ecological enhancements and associated works.

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: Robert Shaw (Pathfinder Clean Energy UKDev Ltd)

**DECISION: Members voted unanimously for approval in support of the Officer's recommendation subject to:**

- 1. the conditions as listed in the report;**
- 2. no objections being received from County Council Public Rights of Way and Lyng Parish Council, within 21 days of the date of this Planning Committee meeting; and**
- 3. an additional or updated condition to require management and maintenance of hedgerows and fencing.**

- b) Harling: Toms Meadow, Fen Lane: Reference: 3PL/2020/1201/F: 1.45pm

Erection of 1 no. dwelling with detached car port with storage above.

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 William Nunn (against the recommendation of refusal)

Applicant's Agent: Thomas Wheatley (Parker Planning Services Ltd)

Objector: Steven Kuntze

**DECISION: Members voted 10 x 1 in support of the Officer's recommendation of refusal.**

- c) Thompson: Land to East of Marlpit Road and South of Mill Road: Reference: 3PL/2020/1215/PIP: 2pm

Permission in Principle for the erection of up to 4 dwellings (Town and Country Planning (Permission in Principle) (Amendment) Order 2017).

Consideration was given to the report presented by Tom Donnelly, 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 Philip Cowen (against the recommendation of approval)

Parish Council: Cllr Angus Welch

Applicant's Agent: David Jones (Blue Oak Developments Ltd)

Objector: John Stanley

**DECISION: Members voted 9 x 2 against the Officers recommendation of approval.**

**REASONS: Members felt that the proposal failed to comply with point 3 of Policy HOU04 of the Local Plan in terms of failure to enhance the local area. In addition, the proposed development would unacceptably harm the character and appearance of the area. It would conflict with Policies COM 01, GEN 02, ENV05 and HOU 04 of the Breckland Local Plan 2019 and paragraph 127 of the National Planning Policy Framework which sought high quality design and developments that integrate to a high degree of compatibility with the surrounding area and landscape, which this proposal failed to do.**

**DECISION: Members voted unanimously to refuse the application.**

**22/21 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 11)**

Noted.

**23/21 APPEALS SUMMARY FOR JANUARY (FOR INFORMATION) (AGENDA ITEM 12)**

Noted.