

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Wednesday, 5 May 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 Vera Dale
Cllr Peter Wilkinson (Vice-Chairman)	Cllr Phillip Duigan
Cllr Roger Atterwill	Cllr Keith Gilbert
Cllr Marion Chapman-Allen	Cllr Robert Kybird
Cllr Harry Clarke	Cllr Keith Martin
Cllr Helen Crane	

**Also Present**

Cllr Stephen Askew (Ward Representative)

**In Attendance**

Michael Horn	Solicitor to the Council
Rebecca Collins	Head of Development Management
Tom Donnelly	Senior Development Management Planner
Chris Hobson	Principal Development Management Planner
Simon Wood	Director of Planning & Building Control
Ruth Tudge	Democratic Services Officer
Julie Britton	Democratic Services Officer

**Introductions and Announcement**

The Chairman welcomed everyone to the Planning Committee meeting. The format of the meeting and voting procedure were explained.

The Chairman announced that the following applications had been deferred:

- Item 9(b): Snetterton: Land at Chalk Lane: Reference 3PL/2020/0780/F – due to further information being sought by Historic England.
- Item 9(c): Watton: Land North of Norwich Road: Reference: 3PL/2021/0032/F –due to a last-minute representation received challenging the impact of the retail element of the proposals on the town centre.

**47/21 MINUTES (AGENDA ITEM 1)**

The Minutes of the meeting held on 12 April 2021 were agreed as a correct record.

**48/21 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

An apology for absence was received from Councillor Bowes. There were no substitutes in attendance.

**Action By**

**49/21 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED  
(AGENDA ITEM 3)**

All Members had received direct correspondence in respect of the Old Buckenham application at Minute No. 55/21(a) below.

**50/21 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

None.

**51/21 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA  
(AGENDA ITEM 5)**

As previously announced:

- Item 9(b): Snetterton: Land at Chalk Lane: Reference 3PL/2020/0780/F – due to further information being sought by Historic England.
- Item 9(c): Watton: Land North of Norwich Road: Reference: 3PL/2021/0032/F –due to a last-minute representation received challenging the impact of the retail element of the proposals on the town centre.

**52/21 URGENT BUSINESS (AGENDA ITEM 6)**

None.

**53/21 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)**

Simon Wood, the Director of Planning & Building Control advised that Cabinet Members had approved, the Norfolk Strategic Framework, a collaboration document with all the Norfolk authorities including Norfolk County Council, at its meeting held on 4 May 2021.

Members were asked to contact Simon Wood or Andrew D'Arcy if they required any further information.

The Housing Monitoring Statement was also being prepared to inform the 5 Year Housing Land Supply position.

**54/21 DEFERRED APPLICATIONS (AGENDA ITEM 8)**

- a) Shipdham: Parfitt Nurseries, The Cricket Players, Old Post Office Street:  
Reference: 3PL/2020/0906/F at 1pm

Residential development for 23 no. dwellings and associated car parking and garages and associated public open space and highway improvements.

This application had been deferred at the Planning Committee meeting held on 12 April 2021 to allow for further consultation with interested parties.

Consideration was given to the report presented by Chris Hobson, 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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Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Agent(s): David Futter (David Futter Associates Ltd) &  
Howard Cardus (PSB Services on behalf of Agent)

Objector: Mrs C Langham

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

- 1. a S106 Agreement to secure financial contributions towards local education, library facilities and the provision of 2 on-site affordable dwellings and management of on-site public open space;**
- 2. the conditions as listed in the report;**
- 3. an additional condition to provide an archaeological investigation as requested by Norfolk County Council's Historic Environment Service; and**
- 4. a further condition to secure a scheme of measures to prevent any harm or noise generating from the on-site pumping station.**

**55/21 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)**

- a) Old Buckenham: Part of Anglian Water Drilling Unit Site, Abbey Road:  
Reference: 3PL/2021/0091/F at 1.30pm

Erection of a 24.46m high radar tower and associated comms cabin (portacabin).

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

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

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): Jim Trice & Richard Bennett (Met Office)

Ward Representative: Cllr Stephen Askew (against the application))

Parish Council: Cllr Andy Nicholls

Objectors: Alison Gilmour & Oliver Chubbock

**DECISION: Members voted 5 x 4 against the Officers recommendation of approval.**

**REASONS: Members believed that the proposal would have a detrimental effect on amenity and a negative impact on local residents. Members also**

**Action By**

**felt that the proposal did not have appropriate regard to the Environmental Impacts required by Policy ENV02 of the Breckland Local Plan.**

**DECISION: Members voted 5 x 4 to refuse the application.**

- b) Snetterton: Land at Chalk Lane: Reference: 3PL/2020/0780/F

See Minute No. 51/21 above.

- c) Watton: Land North of Norwich Road: Reference: 3PL/2021/0032/F

See Minute No. 51/21 above.

**56/21 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE  
(FOR INFORMATION) (AGENDA ITEM 10)**

Noted.

**57/21 APPEALS (FOR INFORMATION) (AGENDA ITEM 11)**

Noted.

The meeting closed at 3.00 pm

CHAIRMAN