

AGENDA

NOTE

WARD REPRESENTATIVES WISHING TO SPEAK ON A PARTICULAR APPLICATION ARE ASKED TO INFORM THE PLANNING USHER AT planningusher@breckland.gov.uk BY NO LATER THAN 5PM ON WEDNESDAY, 29 SEPTEMBER 2021

- Committee** - **PLANNING COMMITTEE**
- Date & Time** - MONDAY, 4TH OCTOBER, 2021 AT 10.00 am
- Venue** - THE BRECKLAND CONFERENCE CENTRE, ANGLIA ROOM, ELIZABETH HOUSE, WALPOLE LOKE, DEREHAM, NR19 1EE

THIS MEETING WILL BE STREAMED LIVE VIA THE LINK BELOW AND WILL BE ACTIVATED AT THE START OF THE MEETING

<https://www.breckland.gov.uk/Streaming-of-committee-meetings>

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.

NB: The order of the meeting may vary.

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 6 September 2021.	6 - 15
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 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>5 YEAR HOUSING SUPPLY REPORT (MARCH 2021)</u> Report by Councillor Paul Claussen, Deputy Leader & Executive Member for Economic Development & Growth.	16 - 71
9. <u>TPO 2021 NO.5: BULLOCK PARK, SHIPDHAM</u> Formal objection to serving of TPO 2021 No. 5.	72 - 75
10. <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.	76 - 77
a) <u>Attleborough: Land Adjacent to Oak Tree Park, Norwich Road:</u> <u>Reference: 3PL/2018/0309/F</u> Use of land for the stationing of 20 residential park homes and	78 - 95

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<p>associated layout and landscaping.</p> <p>This application was considered by the Planning Committee on 3rd September 2018 and was resolved to be approved against officer recommendation due to the site being in a sustainable location and would contribute to the Council's five-year land housing. The Committee advised that the off-site affordable housing contribution should be determined via viability appraisal.</p>	
<p>b) <u>Sporle: Essex Farm, The Street: Reference: 3PL/2019/0920/O</u></p> <p>Outline Application for Residential Development (all matters reserved save for access) including access and associated roads, parking, landscaping, public open space and attenuation ponds.</p> <p>This application was considered by Planning Committee on 10th February 2020 and was resolved to be approved in accordance with the recommendation including conditions and S106. The application is brought back to Planning Committee for the reasons as set in the report.</p>	96 - 115
<p>11. <u>SCHEDULE OF PLANNING APPLICATIONS</u></p> <p>To consider the Schedule of Planning Applications:</p>	
<p>a) <u>Shipdham: The Old Waggon And Horses, Chapel Street: Reference: 3PL/2021/0625/F</u></p> <p>Demolition of old public house and retail. Full planning application for erection of 7 affordable dwellings, access and associated infrastructure at Chapel Street, Shipdham.</p>	116 - 134
<p>b) <u>Shipdham: Land To The East Of Mill Road: Reference: 3PL/2021/1053/D</u></p> <p>Reserved matters application following outline permission 3PL/2011/0182/O - Erection of 8 x detached houses with garages including highway improvements.</p>	135 - 149
<p>c) <u>Beetley: Lakeside, East Bilney: Reference: 3PL/2021/0731/F</u></p> <p>Removal of agricultural occupancy restriction condition on pp 3PL/1991/0440.</p>	150 - 155
<p>d) <u>Harling: Land at Taylors Rise, Lopham Road: Reference: 3PL/2021/0520/F</u></p> <p>Erection of 6 detached dwellings with garages.</p>	156 - 164
<p>e) <u>Attleborough: Plot 6 to 10, Gaskin Way: Reference: 3PL/2020/1091/F</u></p> <p>Proposed erection of 5 x detached 2 storey dwellings with garage & associated parking.</p>	165 - 175

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f) <u>Snetterton: Snetterton Primary, Harling Road: 3PL/2021/0987/VAR</u> Variation of Condition 2 (approved plans) on permission 3PL/2020/1390/F to make following amendments: omit basement; switch room taller by 1.37m; remove second transformer blast wall and part of gabion wall.	176 - 185
12. <u>APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE & DELIVERY</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>	186 - 203
13. <u>APPEALS SUMMARY (FOR INFORMATION)</u>	204