

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 4 October 2021 at 10.00 am in
The Breckland Conference Centre, Anglia Room, Elizabeth House, Walpole Loke,
Dereham, NR19 1EE**

PRESENT

Cllr Nigel Wilkin (Chairman)
Cllr Peter Wilkinson (Vice-
Chairman)
Cllr Roger Atterwill
Cllr Harry Clarke
Cllr Vera Dale

Cllr Phillip Duigan
Cllr Keith Gilbert
Cllr Robert Kybird
Cllr Mark Kiddle-Morris (Substitute Member)
Cllr Linda Monument (Substitute Member)

In Attendance

Rebecca Collins
Andrew D'Arcy
Rebecca Harris
Chris Hobson
Michael Horn
Fiona Hunter
Simon Wood
Teresa Smith
Ruth Tudge

Head of Development Management
Planning Policy Manager
Technical Support Officer
Principal Development Management Planner
Solicitor to the Council
Principal Development Management Planner
Director of Planning & Building Control
Democratic Services Team Leader
Democratic Services Officer

94/21 MINUTES

The minutes of the meeting held on Monday 6 September were agreed as a correct record.

95/21 APOLOGIES & SUBSTITUTES

Apologies were received from Councillors Claire Bowes, Marion Chapman-Allen, Helen Crane, and Keith Martin.

Councillor Mark Kiddle-Morris was in attendance as substitute for Councillor Bowes, and Councillor Monument was substitute for Cllr K Martin.

96/21 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED

Shipdham: Land To The East Of Mill Road: Reference: 3PL/2021/1053/D

The Chairman declared a personal and prejudicial interest in this item due to a family member living on the edge of the site, and he left the room whilst this item was being discussed. Therefore, the Vice-Chairman of the Committee, Councillor Wilkinson, took the Chair for this item only.

97/21 CHAIRMAN'S ANNOUNCEMENTS

Members were required for two future Chairman Panel meetings on the 16 December 2021 and 14 April 2022.

Action By

98/21 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA

None.

99/21 URGENT BUSINESS

None.

100/21 LOCAL PLAN UPDATE (STANDING ITEM)

Simon Wood, Director of Planning and Building Control informed Members that Cabinet resolved on 20 September 2021 to begin a single policy partial review alongside a full review that would also include a public consultation period. The decision has been called-in and will therefore be considered at Overview and Scrutiny on 28 October 2021.

Councillor Atterwill informed that he was one of the Members that had called the decision in and had written to the Chairman to ask if he would consider a special meeting, earlier than the 28 October, to consider this item.

101/21 5 YEAR HOUSING SUPPLY REPORT (MARCH 2021)

Andrew D'Arcy, Planning Policy Manager presented the report that provided an update on the current 5-year housing land supply position (as of 31 March 2021).

Breckland Council's position statement saw the total housing requirement set at 3985, however the predicted housing supply within the District was set above this figure at 4457. Members were asked to note that since the report had been published (page 23) there had been an oversight, as a site that was granted planning permission prior to 1 April 2021 had inadvertently been omitted from the report and therefore the supply should read 5.63 and not 5.59.

Councillor Atterwill asked if the report included the allowance of the Attleborough Sustainable Urban Extension (SUE). Members heard that as this delivery was still at the outline stage, it was anticipated that delivery of this project would not be seen until year 3 of the 5-year supply and therefore a cautious allowance had been made. The Director of Planning and Building Control added that it was anticipated that a reserved matters application would be received early 2022 with the aim to be on site for an accelerated delivery within 12 – 18 months.

Councillor Kybird raised that the report listed detailed applications of the Thetford SUE but noted that whilst the Red House development was part of the SUE it had not been listed. He also mentioned that there did not appear to be a step change of delivery within the Thetford SUE. Members heard that the figures for Thetford had been based on the trajectory rates that had been provided. In addition, in order to meet the Local Plan requirement there had to be a step change at some point and the Attleborough development would be the key to future housing within the District.

RESOLVED that:

- 1) the content of the 5-year Housing Supply Statement be noted and agreed that it represented the current position of the Council.
- 2) the use of the report in Development Management decision making be agreed.

102/21 TPO 2021 NO.5: BULLOCK PARK, SHIPDHAM

RESOLVED that the formal objection to the serving of Tree Preservation Order (TPO) 2021 No. 5 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.

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 Paul Hewett (for the objection)

Parish Council: Samantha Shelley (for the objection)

Chairman of Bullock Park: Paul Chubbock (for the objection)

DECISION: Members voted unanimously to confirm the Order.

The Tree Preservation Order 2021 No. 5 was confirmed as recommended.

103/21 DEFERRED APPLICATIONS

- a) Attleborough: Land Adjacent to Oak Tree Park, Norwich Road: Reference: 3PL/2018/0309/F

Use of land for the stationing of 20 residential park homes and associated layout and landscaping.

Consideration was given to the report presented by Fiona Hunter, Principal 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:

Town Council: Councillor Eddie Tyrer, Vice-Chairman of Attleborough Town Council (against the application)

Applicant: Gary Duthie

DECISION: Members voted 7:2 for refusal as recommended.

- b) Sporle: Essex Farm, The Street: Reference: 3PL/2019/0920/O

Outline application for residential development (all matters reserved save for access) including access and associated roads, parking, landscaping, public open space and attenuation ponds.

Consideration was given to the report presented by Fiona Hunter, Principal Development Management Planner.

Action By

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:

Agent: Nick Durrant

DECISION: Members voted unanimously to delegate the following powers to officers:-

(A) to approve the application subject to:-

- 1) the conditions listed in the report;**
- 2) The S106 Agreement be completed within six months from the date of the meeting;**
- 3) to receive and consult with the Council's Ecological and Biodiversity consultant on an Ecology Report addendum. OR**

(B) to refuse the application if the S106 Agreement is not completed within six months from the date of the meeting.

104/21 SCHEDULE OF PLANNING APPLICATIONS

- a) Shipdham: The Old Waggon And Horses, Chapel Street: Reference: 3PL/2021/0625/F

Demolition of old public house and retail. Full planning permission for erection of 7 affordable dwellings, access and associated infrastructure at Chapel Street Shipdham.

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.

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Parish Council: Samantha Shelley (against the application)

Ward Representative: Councillor Paul Hewett (against the application)

DECISION: Members voted 7 : 2 against the Officer's recommendation of approval.

REASONS: The proposal was not considered to comply with Policy COM04 of the Breckland Local Plan and other material considerations did not outweigh that non-compliance.

DECISION: Members voted 7 : 2 to refuse the application.

Action By

b) Shipdham: Land To The East Of Mill Road: Reference: 3PL/2021/1053/D

Reserved matters application following outline permission 3PL/2011/0182/O –
Erection of 8 detached houses with garages including highway improvements.

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.

Representations were made in respect of the application in accordance with the
Council's scheme of public speaking at Planning Committee meetings:

Parish Council: Samantha Shelley (against the application)

Objector: Ina Zweiniger-Bargielowska

Ward Representative: Councillor Paul Hewett (against the application)

Agent: Neal Lewis

**DECISION: Members voted 5 : 4 in support of the Officer's recommendation
of approval subject to the conditions listed in the report.**

c) Beetley: Lakeside, East Bilney: Reference: 3PL/2021/0731/F

Removal of agricultural occupancy restriction condition on planning permission
3PL/1991/0440.

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.

Representations were made in respect of the application in accordance with the
Council's scheme of public speaking at Planning Committee meetings:

Parish Council: Councillor Richard Duffield (against the application)

Agent: Dave Lewis

**DECISION: Members voted 6 : 3 in support of the Officer's recommendation
of approval subject to the conditions listed in the report.**

d) Harling: Land at Taylors Rise, Lopham Road: Reference: 3PL/2021/0520/F

Erection of 6 detached dwellings with garages.

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.

Representations were made in respect of the application in accordance with the

Council's scheme of public speaking at Planning Committee Meetings:

Applicant: David Taylor

Objectors: Martin Day and Dave Huddart

DECISION: Members voted 8 : 1 for refusal as recommended.

e) Attleborough: : Plot 6 to 10, Gaskin Way: Reference: 3PL/2020/1091/F

Proposed erection of 5 detached storey dwellings with garage and associated parking.

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 Officer's recommendation, subject to the conditions listed in the report.

f) Snetterton: Snetterton Primary, Harling Road: 3PL/2021/0987/VAR

Variation of Condition 2 (approval plans) on permission 3PL/2020/1390/F to make the following amendments: omit basement; switch room taller by 1.37m, remove second transformer blast wall and part of gabion wall.

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.

No representations were made in respect of the application.

DECISION: Members voted 8 : 1 for approval in support of the Officer's recommendation, subject to:

- 1) the conditions listed in the report; and
- 2) an additional condition was added in respect of the replacement of the blast wall should a change of use be submitted.

105/21 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE & DELIVERY

Noted.

106/21 APPEALS SUMMARY (FOR INFORMATION)

Noted.

The meeting closed at 2:50pm

Action By

CHAIRMAN