

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

Held on Monday, 1 November 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 Mark Kiddle-Morris
Cllr Peter Wilkinson (Vice-Chairman)	Cllr Robert Kybird
Cllr Roger Atterwill	Cllr Keith Martin
Cllr Claire Bowes	Cllr Linda Monument (Substitute Member)
Cllr Harry Clarke	

Also Present

Cllr Philip Cowen (Ward Representative)

In Attendance

Michael Horn	Solicitor to the Council
Simon Wood	Director of Planning & Building Control
Rebecca Collins	Head of Development Management
Matthew Blackie	Development Management Planner
Chris Hobson	Principal Development Management Planner
Mandy Cunnington	Technical Support Officer
Julie Britton	Democratic Services Officer
Ruth Tudge	Democratic Services Officer

Chairman's Opening Remarks

The Chairman welcomed everyone to the Planning Committee meeting. The procedure was explained and following introductions the meeting commenced.

107/21 MINUTES (AGENDA ITEM 1)

- Shipdham: Land To The East Of Mill Road: Reference: 3PL/2021/1053/D (Minute No. 104/21(b))

Councillor Atterwill was disappointed that his comments in respect of this application had not been reflected in the Minutes. His comments related to the fact that he felt that the Officers had not provided sufficient information for Members to make a judgement on this application, and having visited the site since, he was even more convinced that Members should have been provided with further information.

Mr Horn, the Solicitor for the Council, thanked Councillor Atterwill for raising this point but reminded Members that Minutes from previous meetings were included for accuracy only and purely reflected who was in attendance, the reports that were presented and the subsequent resolutions. It was not normal practice to include comments in Planning Minutes but the fact that this had been expressly requested, on this occasion, Councillor Atterwill's concerns would be noted accordingly.

Action By

Action By

- Attleborough: Plot 6 to 10, Gaskin Way: Reference: 3PL/2020/1091/F (Minute No. 104/21(e))

Councillor Monument pointed out that the number '2' had been omitted from the first sentence under the description of the development and should state: proposed erection of 5 detached '2' x storey dwellings.

- Minutes

Subject to the above additions, the Minutes of the meeting held on 4 October 2021 were agreed as a correct record.

108/21 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillors Crane, Dale and Gilbert. Councillor Linda Monument was in attendance as the only substitute.

109/21 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

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

Members had received direct correspondence from the applicant in respect of this application.

110/21 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman announced that the days of the Planning Committee meetings would be moved to a Tuesday instead of a Monday in the New Year. The reason for this was to allow the Planning Officers sufficient time to prepare for the meetings as it was very difficult to gather any late information received first thing on a Monday morning immediately following the weekend.

The calendar of meetings and the website would be amended in due course.

The Chairman also conveyed his thanks to Councillor Marion Chapman-Allen for her time on the Planning Committee and welcomed Councillor Mark Kiddle-Morris as her replacement. Councillor Marion Chapman-Allen was now a substitute on the Committee.

Councillor Atterwill concurred with the above comments as Councillor Chapman-Allen had been a great help to him when he was first elected as a Breckland Councillor.

Members were also informed that the comments from the recent Overview & Scrutiny Commission meeting in respect of the Chairman's Panel meetings going forward would be taken into account, and that a further report would be brought before the Planning Committee in due course.

111/21 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

None.

112/21 URGENT BUSINESS (AGENDA ITEM 6)

None.

113/21 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

Simon Wood, the Director of Planning & Building Control provided Members with an update on the Local Plan.

Members were informed that at a recent Overview & Scrutiny Commission meeting a report on the Local Plan review was discussed and it was recommended that the report go back to Cabinet on 15 November 2021 to be considered afresh. A further update would be provided to Members at the next Planning Committee meeting.

114/21 DEFERRED APPLICATIONS (AGENDA ITEM 8)

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

Erection of 6 detached dwellings with garages.

It was noted that all Members had received direct correspondence from the applicant in respect of this application.

Consideration was given to the report presented by Rebecca Collins, Head of Development Management.

This application was originally heard at the Planning Committee on 4th October 2021 and was refused for 5 reasons as outlined in the original report. Since that meeting it had been found that there were errors found in respect of the reasons for refusal and the application had been brought back to Committee for further consideration based on the updated reasons that again had been set out in the report.

The updated reasons for refusal were highlighted.

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 & David Huddart

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

b) Old Buckenham: Development Site 605747 291109, Hargham Road: Reference: 3PL/2021/0210/TDC

Erection of 4 dwellings & garages- Technical details consent following application 3PL/2020/0117/PIP.

The application was deferred from the Planning Committee on 6th September 2021, as the applicant was required to provide an updated ecology report which had suitable mitigation measures set out, as well as location and species recommendations for the replacement hedgerow.

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

Development Management.

An updated Ecology report had since been received (see supplementary information on pages 36 to 38 of the agenda pack) and the original objection from the Ecologist had now been removed. The application remained recommended for approval subject to conditions.

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 Agent: Nick Moys (Brown & Co)

Adjacent Ward Representative: Councillor Phil Cowen (in support)

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

- 1. the conditions as listed in the report;**
- 2. the additional conditions as listed in the supplementary report on pages 36 to 38 of the agenda pack, as recommended by the Natural Environment Team in accordance with ENV 02 to alleviate ecology concerns; and**
- 3. Condition 12 to be delegated to Officers once agreed by the Highways Authority (if necessary).**

115/21 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

- a) Attleborough: Former Garden/Garage Driveway to Daqlas House: Reference: 3PL/2021/1191/F

The construction of a single storey one bedroom dwelling with car parking on site, together with a private garden and the part demolition and rebuilding of a flint wall to Eden Lane.

Consideration was given to the report presented by Matthew Blackie, Principal Development Management Planner.

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: Mr Phil Cowen (Cowen Consulting Ltd)

DECISION: Members voted 5 x 4 for approval contrary to the Officer's recommendation of refusal.

Reasons: Members felt that the proposal included an acceptable form of development utilising a brownfield site and would provide a sustainable home at a density not constituting overdevelopment of the plot.

Action By

DECISION: Members voted 5 x 4 for approval, subject to delegated authority being granted to the Executive Director of Place to agree and impose suitable conditions.

b) Colkirk: Land off Whissonsett Road: Reference: 3PL/2021/1265/VAR

Variation of Condition No's 2, 7 & 8 on 3PL/2017/1354/F:

- 2 -To amend the approved Site Plan and Arboricultural Method Statement
- 7 - To amend the tree protection measures
- 8 - To revise the tree removal details

This application was considered in conjunction with Agenda item 9(c).

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's Agent: David Winch (on behalf of Breckland Bridge, the applicant)

Cllr Charles Joice: Chairman of Colkirk Parish Council

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

- 1. the amended conditions as listed in the report, and**
- 2. the update to condition no. 9 as set out in the supplementary report on page 57 of the agenda pack.**

c) Colkirk: Land off Whissonsett Road: Reference: 3PL/2021/1266/VAR

Variation of Condition No's 17 & 21 on 3PL/2017/1354/F:

- 17 - To amend the trigger point for approval of details to prior to commencement above slab level
- 21 - To amend the trigger to prior to the commencement of development, except for below slab level works to Plot 8.

This application was considered in conjunction with the previous Agenda item 9(b).

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

Action By

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

Applicant's Agent: David Winch (on behalf of Breckland Bridge, the applicant)

Cllr Charles Joice: Chairman of Colkirk Parish Council

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

1. the amended conditions as listed in the report; and
2. an update to condition no. 9 as set out in the supplementary report on page 57 of the agenda pack.

d) Kilverstone: Land East Off A1075 Norwich Road, Croxton: Reference: 3PL/2021/1062/VAR

Variation or Removal of Conditions 2, 3A, 8 & 11 on 3PL/2020/0674/F - Electric substation and cable route.

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 this application.

DECISION: Members voted unanimously for approval in support of the Officer's recommendation; subject to the amended conditions as listed in the report.

e) Swanton Morley: Primrose Hill: Reference: 3PL/2021/1172/VAR

Variation of Condition No 2 on 3PL/2020/0018/F - Changes to site layout and house types.

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's Agent: Jason Barber (Studio 35)

Ward Representative: Councillor Roger Atterwill (in support)

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. a further condition to restrict the painting of the cedar cladding.

Action By

f) Tittleshall: Manor Farm, Fakenham Road: Reference: 3PL/2021/0620/F

Development of three proposed free-range poultry houses with associated roaming areas, management facilities and infrastructure.

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.

Councillor Mark Kiddle-Morris read aloud comments received from Tittleshall Parish Council.

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: Dean Starkey (Lanpro Services)

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

- 1. the conditions as listed in the report;**
- 2. an additional condition in respect of foul drainage; and**
- 3. details to be submitted in respect of the elevations of the feed silos (to be considered and approved).**

116/21 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 10)

Noted.

117/21 APPEALS (FOR INFORMATION) (AGENDA ITEM 11)

Noted.

The meeting closed at 1.00 pm

CHAIRMAN