

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Tuesday, 15 March 2022 at 10.00 am in
The Breckland Conference Centre, Anglia Room, Elizabeth House, Walpole Loke,
Dereham, NR19 1EE**

PRESENT

Cllr Nigel Wilkin (Chairman)	Cllr Phillip Duigan
Cllr Peter Wilkinson (Vice-Chairman)	Cllr Keith Gilbert
Cllr Claire Bowes	Cllr Mark Kiddle-Morris
Cllr Helen Crane	Cllr Robert Kybird
Cllr Vera Dale	Cllr Keith Martin

Also Present

Cllr Tina Kiddell (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
Hugh Coggles	Tree & Countryside Officer
Chris Fitzgerald	Technical Support Officer
Julie Britton	Democratic Services Officer

14/22 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 15 February 2022 were agreed as a correct record and signed by the Chairman.

15/22 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillors Atterwill and Clarke. There were no substitutes in attendance.

16/22 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

All Members had received written representation in respect of agenda item 9: TPO 2021 no.18: Garboldisham: New House, Back Street.

17/22 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

Members were informed that Fiona Hunter, one of the Principal Development Management Planner's would soon be leaving the authority. The Chairman and Members wished her all the very best for the future.

The recent site visit was also mentioned, and the Chairman thanked all those Members who had attended.

Action By

**18/22 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA
(AGENDA ITEM 5)**

The following items were deferred due to further ecological information being received that had yet to be considered by Officers and Members:

- Agenda item 10(a): Wellingham: Land to the west of The Street:
Reference: 3PL/2020/1466/O

Erection of farm workers dwelling.

- Agenda item 10(b): Wellingham: Land to the west of The Street:
Reference: 3PL/2020/1484/F

Erection of dairy unit, including cattle house, milking parlour, loose yard building, general purpose building, feed store, feed bin, milk silo, silage clamps, slurry lagoon, attenuation pond, hard-standings and new access.

19/22 URGENT BUSINESS (AGENDA ITEM 6)

None.

20/22 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.

A report would be presented to the Cabinet meeting on 21 March 2022 for consideration and if approved, the process for the call for sites would start with a 6-week consultation commencing in early April 2022 – the first process in the Local Plan review.

A further report potentially related to the Local Plan would also be going to the same Cabinet meeting to seek agreement to adopt a Policy that would require developers to pay a tariff on new dwellings that had been granted permission following adoption of the Policy. This was a legal requirement to meet the Habitat Regulations to deal with the cumulative impact of recreational pressures on European protected sites. This Policy had been prepared in collaboration with all Norfolk Planning Authorities, Norfolk County Council and natural England along with the assistance of other stakeholders such as the Forestry Commission, Norfolk Wildlife Trust and the RSPB.

Councillor Kybird asked if the proposed tariff would apply when there had been an outline permission granted and as detailed phases of development came through.

Members were informed that legal advice on such matters had been received that had indicated that where an outline application had been assessed in respect of recreational impact and it had been considered that adequate and appropriate mitigation measures had been put in place then this could not be dealt with at Reserved Matters stage. However, if not adequately addressed then it could be applied at Reserved Matters stage.

**21/22 TPO 2021 NO.15 : DEREHAM: ROOKERY FARM BARN. ELSING LANE
(AGENDA ITEM 8)**

Formal objection to the serving of Tree Preservation Order (TPO) 2021 No. 15,

Dereham.

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:

Objectors: Mr & Mrs Hammond

DECISION: Members voted to defer the application.

The Tree Preservation Order 2021 No. 15 was deferred as further information had been received from the objectors that had yet to be considered.

**22/22 TPO 2021 NO.18 : GARBOLDISHAM: NEW HOUSE, BACK STREET
(AGENDA ITEM 9)**

Formal objection to the serving of Tree Preservation Order (TPO) 2021 No. 18, Garboldisham.

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.

All Members had received written representation from the Ward Member, Councillor Marion Chapman-Allen.

No representations were made in respect of the application.

DECISION: All Members voted in favour to confirm the Order as recommended.

23/22 DEFERRED APPLICATIONS (AGENDA ITEM 10)

The schedule of deferred applications was noted.

- a) Wellingham: Land to the west of The Street: Reference: 3PL/2020/1466/O

This application was deferred due to further ecological information being received that had yet to be considered by Officers and Members.

- b) Wellingham: Land to the west of The Street: Reference: 3PL/2020/1484/F

This application was deferred due to further ecological information being received that had yet to be considered by Officers and Members.

24/22 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 11)

- a) Stow Bedon/Breckles: Larkrise, Mere Road: Reference: 3PL/2022/0080/HOU

Action By

A two-car space extension to the existing garage at Larkrise to incorporate a pit to facilitate vehicle maintenance.

Consideration was given to the report presented by Matthew Blackie, 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 unanimously for approval in support of the Officer's recommendation; subject to the conditions as listed in the report.

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

Development of single storey food store (Use Class E - retail) with associated car parking, and landscape works; and 45 dwellings (Class C3) with associated open space and highway infrastructure.

Consideration was given to the report presented by Rebecca Collins, Head of Development Management who provided a full and detailed overview of the history of this major application and the further public consultation that had been undertaken.

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 Tina Kiddell (spoke in support of the application)

Applicant: Paul LeGrice (Abel Homes)

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

- 1. the conditions as listed in the current report;**
- 2. the signing of a S106 Agreement to secure matters of open space, maintenance, affordable housing, education and libraries contributions; and**
- 3. a further planning obligation in a form of a Unilateral Undertaking.**

25/22 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 12)

Noted.

26/22 APPEALS: FEBRUARY 2022 (FOR INFORMATION) (AGENDA ITEM 13)

Noted.