

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Tuesday, 29 November 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 Roger Atterwill	Cllr Mark Kiddle-Morris
Cllr Claire Bowes	Cllr Robert Kybird
Cllr Harry Clarke	Cllr Keith Martin
Cllr Vera Dale	Cllr Paul Plummer (Substitute Member)

**Also Present**

Cllr Jane James (Ward Representative)	Cllr William Nunn (Ward Representative)
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**In Attendance**

Michael Horn	Solicitor to the Council
Simon Wood	Director of Planning & Building Control
Rebecca Collins	Head of Development Management
Gemma Manthorpe	Principal Development Management Planner
Naomi Minto	Development Management Planner
Rebecca Harris	Technical Support Officer
Julie Britton	Democratic Services Officer

**118/22 MINUTES (AGENDA ITEM 1)**

The Minutes of the meeting held on 1 November 2022 were agreed as a correct record and signed by the Chairman.

Councillor Atterwill abstained from voting on this matter as he had not been in attendance at this meeting.

**119/22 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

An apology for absence was received from Councillor Crane. Councillor Plummer was in attendance as her substitute.

**120/22 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)**

None declared.

**121/22 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

Councillors Bowes and Martin were thanked for offering to attend as Members of the Chairman's Panel on Thursday, 1 December 2022.

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**122/22 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)**

None.

**123/22 URGENT BUSINESS (AGENDA ITEM 6)**

None.

**124/22 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)**

Simon Wood, the Director of Planning & Building Control provided Members with an update on a number of matters related to the Local Plan.

The period for the call for sites that had previously been extended would end on 1 December 2022. If anyone was interested in putting sites forward, he urged them to go to the website and complete the form and submit the relevant plan <https://brecklandlocalplan.commonplace.is/>

The partial review that was considered at the Cabinet meeting on 21 November 2022 had now been submitted to the Planning Inspectorate and it was hoped that the arrangements for the examination would be received soon.

In respect of the Issues and Options paper, a member update had been held recently, and any Members who had comments to make were asked to do so by 1 December 2022. This would ensure that the report could be finalised in preparation for the Cabinet meeting on 9 January 2022.

An invite had been sent to all Town & Parish Councillors inviting them to attend an Issues and Options update on 20 December 2022 at 4pm at Elizabeth House. A number of responses had already been received.

Councillor Kybird asked if Members of the Planning Committee could attend the event on 20 December. The Director of Planning & Building Control said that a member update had already taken place recently and it was not the intention for Members to come along to the Town & Parish Council session but there was nothing to stop Members coming along if they wished to do so.

Councillor Atterwill had not seen sight of the invitation for his Parish Council. Members were informed that the invite had definitely been sent to all, but a reminder would be sent out nearer the time. If anyone wished to attend, they were asked to contact the Democratic Services Team, as mentioned in the email, so that numbers of attendees could be monitored.

**125/22 DEFERRED APPLICATIONS (AGENDA ITEM 8)**

Rebecca Collins, the Head of Development Management advised that in respect of any application that had been deferred from Planning Committee meetings, Officers were working hard to bring them back to the next available Planning Committee, and if Members wanted an update on a specific application, they were asked to contact her, and information would be provided.

**126/22 SCHEDULE OF PLANNING APPLICATIONS**

- a) Roudham/Larling: Roudham Road: Reference: 3PL/2022/0013/F

New office building, relocation of informal vehicle parking, and removal of existing

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portacabin office building

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

Consideration was given to the report presented by Gemma Manthorpe, 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.

Ward Representative: Councillor Nunn

Parish Council: Cllr Sarah Gosling (Chairman)

**DECISION: Members voted unanimously to defer the application to allow additional information to be received in respect of the number of car parking spaces available and an indication of the number of employees.**

b) Roudham/Larling: Roudham Road: Reference: 3PL/2022/0014/F

New industrial units with landscape enhancements, and demolition of existing workshop/ depot (hanger).

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

Consideration was given to the report presented by Gemma Manthorpe, 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.

Ward Representative: Councillor Nunn

Parish Council: Cllr Sarah Gosling (Chairman)

**DECISION: Members voted unanimously to defer the application to allow additional information to be received in respect of the number of car parking spaces available and an indication of the number of employees.**

c) Thetford: Lime Kiln Lane: Reference: 3PL/2022/0517/F

The erection of a stand-alone two storey drive-thru restaurant (Use Class E/Sui Generis) and associated works.

Consideration was given to the report presented by Naomi Minto, 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

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

Ward Representative: Councillor James

Applicant: Stephen O'Connell

Applicant's Agent: Thomas Kilvert (Pegasus Group)

Objector: Barbara Tullett

**DECISION: Members voted 6 x 5 against the Officer's recommendation of approval.**

**Members then put forward and discussed at length their reasons for refusal of this application but – not being able to agree their reasons for refusal after such further discussion and analysis – then requested a re-vote on this application.**

**DECISION: Members voted 6 x 5 in support of the Officer's recommendation of approval; subject to:**

- 1. the conditions as listed in the report;**
- 2. a Section 278 Agreement to secure highway safety improvement works in respect of the nearby mini roundabout; and**
- 3. an additional condition be imposed for litter picking in the area.**

d) Banham: The Appleyard, Kenninghall Road: Reference: 3PL/2021/0153/F

Alterations to convenience store. Demolition and rebuild of derelict barn to enlarge convenience store and new cafe area. Alteration to buildings and lean-to structures attached to the barn.

Consideration was given to the report presented by Naomi Minto, 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.

Applicant: Martin Goymour

Applicant's Agent: Ben Woodings (Chaplin Farrant Ltd)

**DECISION: Members voted 6 x 5 in agreement with the Officer's recommendation of refusal.**

e) Bawdeswell: Church View, The Street: Reference: 3PL/2022/1033/F

Change of use of the public house and flat above to ancillary accommodation to the main dwelling included internal alterations demolition of internal walls and formation of staircase.

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

**Action By**

Consideration was given to the report presented by Gemma Manthorpe, 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: Peter Jervis

**DECISION: Members voted 10 x 1 against the Officer's recommendation of refusal.**

**REASON(S): Despite the absence of any formal viability assessment, in this particular case, Members of the Planning Committee were satisfied that they had sufficient evidence before them to conclude that the business was not viable, and the application was accordingly approved.**

**DECISION: Approved, subject to delegated authority being given to Officers to impose suitable conditions.**

f) Bawdeswell: Church View, The Street: Reference: 3PL/2022/1034/LB

Internal alteration demolition of internal walls and formation of staircase to facilitate change of use planning application

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

Consideration was given to the report presented by Gemma Manthorpe, 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: Peter Jervis

**DECISION: Members voted 10 x 1 against the Officer's recommendation of refusal.**

**REASON(S): Despite the absence of any formal viability assessment, in this particular case Members of the Planning Committee were satisfied that they had sufficient evidence before them to conclude that the business was not viable, and the application was accordingly approved.**

**DECISION: Approved, subject to delegated authority being given to Officers to impose suitable conditions.**

g) Dereham: Dereham Coachways, 20 Rashes Green: Reference: 3PL/2022/1018/F

Construction of replacement industrial unit & offices and new car parking area, following demolition of existing and additional car parking area off site adjacent to

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11a Rash's Green, Dereham.

Consideration was given to the report presented by Gemma Manthorpe, 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 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 (see page 80 of the agenda pack); and
3. delegated authority be given to Officers to amend Condition 4 from 'B' Use to 'E' Use.

h) Watton: Footpath outside 7 Chaston Place: Reference: 3PL/2022/0717/A

Two digital 75-inch LCD Display Screens one each site of the Street Hub unit.

This application was heard at the Planning Committee on 1 November 2022 and was approved; however, an amended siting plan had been provided.

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 as listed in the report.**

i) Watton: Footpath outside 7 Chaston Place: Reference: 3PL/2022/0718/F

Removal of existing BT Phone Box and installation of a proposed replacement BT Street Hub and associated display of advertisement to both sides of the unit.

This application was heard at the Planning Committee on 1 November 2022 and was approved; however, an amended siting plan had been provided.

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 as listed in the report.**

Action By

**127/22 APPLICATIONS DETERMINED BY THE DEPUTY CHIEF EXECUTIVE  
(AGENDA ITEM 10)**

Noted.

**128/22 APPEALS SUMMARY (FOR INFORMATION) (AGENDA ITEM 11)**

Noted.

The meeting closed at 12.55 pm

CHAIRMAN