

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Tuesday, 13 December 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 Robert Kybird
Cllr Peter Wilkinson (Vice-Chairman)	Cllr Keith Martin
Cllr Roger Atterwill	Cllr Paul Plummer
Cllr Harry Clarke	Cllr Linda Monument (Substitute Member)
Cllr Mark Kiddle-Morris	

Also Present

Cllr Philip Morton (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
Matthew Blackie	Senior Development Management Planner
Barbara Greengrass	Principal Development Management Planner
Chris Hobson	Principal Development Management Planner
Gemma Manthorpe	Principal Development Management Planner
Lisa O'Donovan	Senior Development Management Planner
Rebecca Harris	Technical Support Officer
Julie Britton	Democratic Services Officer

129/22 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 29 November 2022 were agreed as a correct record and signed by the Chairman.

130/22 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillors Bowes, Dale, Duigan and Gilbert. Councillor Monument was in attendance as substitute for Councillor Duigan. No further substitutes were in attendance as all had conveyed their apologies.

131/22 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

All Members had received direct photographic evidence in respect of Agenda item 10(g): Sporle.

Councillor Kybird declared a personal and prejudicial interest in agenda item 10(d) due to it being his Company's application. Councillor Kybird left the room whilst this item was being discussed.

Action By

132/22 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

None.

133/22 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

None.

134/22 URGENT BUSINESS (AGENDA ITEM 6)

None.

135/22 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.

The call for sites had closed on 1 December 2022 and all proposed sites would be uploaded to the commonplace website.

The Issues & Options paper would be presented to the Cabinet meeting on 9 January 2023 and the Briefing arranged for all Town & Parish Councillors was taking place on Tuesday, 20 December 2022 at 4pm in the Anglia Room at Elizabeth House. Members were asked to encourage their respective Parish Councils to attend.

In terms of Planning reform, a letter had been received from the Department of Housing, Levelling-Up and Communities setting out some potential updates in respect of the Levelling-Up Bill around the role of the 5-year housing land supply figure, the weight to be given to housing numbers going forward and how they were to be calculated. There were going to be a number of consultations coming forward in terms of planning fees and the weight to be given to developers build out rates and also a paper on infrastructure levy and short term lets such as Airbnb. Overall, there was going to be a great amount of work coming forward in terms of planning reform over the next few months alongside everything else that the Planning Department would be having to deal with.

No questions were asked.

136/22 ANNUAL INFRASTRUCTURE FUNDING STATEMENT - 2021/2022 (AGENDA ITEM 8)

Simon Wood, the Director of Planning & Building Control presented the report.

The Infrastructure Funding Statement (IFS) set out the spending and receipt of monies in association with Section 106s, both historical and new, that had to be reported annually. The Director of Planning & Building Control asked Members to contact him or the S106 Monitoring Officer directly if they had any specific S106 issues in respect of sites in their Wards.

The legislation and the planning advice stated that from 2019 onwards any local authority that received developer contributions had to, by the end of each year, publish an Infrastructure Funding Statement covering the previous financial year. In this case this statement related to 2021/2022. Breckland Council had been extremely prompt in publishing on-line every year and in time, thanks to the hard work of the S106 Monitoring Officer.

Action By

The report needed to cover the amount of expenditure, where funds had been allocated, where the money had been spent and where such information was available.

In terms of the highlights, the total monies received between 1 April 2021 and 31 March 2022 was £456,133.84 for various projects. Breckland Council had entered into agreements for 148 affordable housing units and over the year 81 had been provided in various locations across the district.

The total money allocated during 2021/2022, was just over £942k and just under £600k had been transferred to other bodies and organisations. The Council currently held £2.5m for distribution and use.

Councillor Atterwill asked if a running total was kept in any one year on the amount of physical open space that had been accumulated across the district and how many hectares of sports provision had been provided. He felt that this would be quite an interesting statistic to have, and he was aware that there were targets for such information.

The Director of Planning & Building Control said that as part of the Local Plan process an open space study and assessment would have to be carried out to inform the Local Plan update going forward. A great deal of open space was managed and owned by developers as Town and Parish Councils were doing less in terms of picking up land and the District Council did not take on land, and he did not believe that such information was currently available but would check.

Councillor Kybird asked who benefited from the rising interest rates. Although not sure, Members were informed that the Council benefited.

137/22 DEFERRED APPLICATIONS (AGENDA ITEM 9)

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

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

This application had been deferred from the previous meeting held on 29 November 2022 to allow for further information to be received in respect of the number of car parking spaces available and an indication of the number of employees.

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

Applicant: Mr Rory Holbrook

Parish Council: Cllr Sarah Gosling (Chairman)

DECISION: Members voted 7 x 1 to defer the application to allow for information to be received from the Highway Authority.

- b) Roudham/Larling: Rory J Holbrook Roudham Road: Reference: 3PL/2022/0014/F

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

This application had been deferred from the previous meeting held on 29 November 2022 to allow for further information to be received in respect of the number of car parking spaces available and an indication of the number of employees.

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

Applicant: Mr Rory Holbrook

Parish Council: Cllr Sarah Gosling (Chairman)

DECISION: Members voted 7 x 1 to defer the application to allow for information to be received from the Highway Authority.

139/22 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)

- a) Dereham: Land off Shipdham Road, Westfield Road and Westfield Lane: Reference: 3PL/2022/0669/VAR

Variation of Condition(s) 3 (plans list), 5 (Travel Plan), 6 (Transport Assessment Addendum) and 20 (Off-site highway improvement works) on application reference 3PL/2015/1490/O.

This application was considered in conjunction with Agenda items 9 (b) and (c).

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.

Action By

Ward Representative: Councillor Morton

Applicant: Terry Harper (Glavenhill Strategic Land (Number 1) Ltd)

Town Council: Tony Needham (clerk to Dereham Town Council)

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

- 1. the imposition of conditions from the earlier outline planning consent, updated where relevant, as set out in the report; and**
- 2. delegated authority be given to Officers to agree mitigation measures with respect to bats if surveys indicate these are necessary, and to subsequently amend conditions accordingly.**

b) Dereham: Land off Shipdham Road, Westfield Road and Westfield Lane:
Reference: 3PL/2022/0670/D

Application for approval of the first Reserved Matters (appearance, landscaping, layout and scale) as they relate to phase 1 of the development being the internal link road – following outline permission 3PL/2015/1490/O.

This application was considered in conjunction with Agenda items 9 (a) and (c).

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.

Ward Representative: Councillor Morton

Applicant: Terry Harper (Glavenhill Strategic Land (Number 1) Ltd)

Town Council: Tony Needham (clerk to Dereham Town Council)

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

- 1. the conditions as set out in the report;**
- 2. no objections being raised by the Highways Authority; and**
- 3. delegated authority being given to Officers to agree mitigation measures with respect to bats if surveys indicate these are necessary, and to subsequently amend conditions accordingly.**

Action By

c) Dereham and Shipdham: Land to the east of Shipdham Road: Reference: 3PL/2022/0671/F

Development of new roundabout junction and associated works on Shipdham Road (A1075).

This application was considered in conjunction with Agenda items 9 (a) and (b).

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.

Ward Representative: Councillor Morton

Applicant: Terry Harper (Glavenhill Strategic Land (Number 1) Ltd)

Town Council: Tony Needham (clerk to Dereham Town Council)

DECISION: Members voted 7 x 1 for approval in support of the Officer's recommendation; subject to:

- 1. the conditions as set out in the report;**
- 2. no objections being raised by the Highways Authority; and**
- 3. delegated authority being given to Officers to agree mitigation measures with respect to bats if surveys indicate these are necessary, and to subsequently amend conditions accordingly.**

d) Thetford: Land adjacent to 48 Vicarage Road: Reference: 3PL/2022/0456/F

Proposed redevelopment of builder's yard consisting of 2 no bungalows, 1 no pair of semi-detached houses and 1 detached dwelling using existing access.

Councillor Kybird, the applicant, left the room whilst this item was being discussed.

Consideration was given to the report presented by Matthew Blackie, Senior 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 Dowling

Applicant: Paul Kybird (Kybird Builders)

Objector: Glenn Williams

DECISION: Members voted 5 x 2 for approval in support of the Officer's recommendation; subject to the conditions as listed in the report.

e) Beeston: New Farm, Fransham Road: Reference: 3PL/2022/0833/F

Construction of rural workers dwelling and double car port.

Consideration was given to the report presented by Lisa O'Donovan, Senior 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 Kiddle-Morris (spoke against the application)

Applicant's Agent: Oliver Ashford (One Planning Ltd)

Parish Council: Cllr Toni Townsend (Chairman of Beeston Parish Council)

DECISION: Members voted 4 x 3 for approval in support of the Officer's recommendation; subject to the conditions as listed in the report and an additional condition to remove the permitted development rights.

Councillor Kiddle-Morris abstained from voting on this application.

f) Old Buckenham: Cuffer Lane: Reference: 3PL/2021/1528/F

Erection of a new agricultural building.

This application was considered in conjunction with Agenda item 10(g).

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

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Councillor Askew, the Ward Representative sent in a written statement that was read aloud. Councillor Bailey, the Chairman of Old Buckenham Parish Council had sent a letter of objection.

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: Jasmine Ayton & Oliver Jones (Plandescil Ltd)

Parish Council: Cllr Andrew Bingham (Vice-Chairman of New Buckenham Parish Council)

Objector: Charles Stimpson

DECISION: It was proposed and seconded to defer the application and following a vote of 6 x 1, the application was deferred to enable a site visit to take place.

- g) Old Buckenham: Land At 608360 291240 Cuffer Lane: Reference: 3PL/2021/1690/F

Change of use of land from agriculture land to mixed use of agriculture and leisure & domestic use (retrospective). Erection of fencing, entrance gate, bell tent, outdoor kitchen, chicken feed store, beehives, chicken feed store, chicken coop & earth bund and alterations to existing pond (retrospective).

This application was considered in conjunction with Agenda item 10(f).

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

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Councillor Askew, the Ward Representative sent in a written statement that was read aloud. Additionally, Councillor Bailey, the Chairman of Old Buckenham Parish Council had sent a letter of objection.

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: Jasmine Ayton & Oliver Jones (Plandescil Ltd)

Parish Council: Cllr Andrew Bingham (Vice-Chairman of New Buckenham Parish Council)

Objector: Charles Stimpson

DECISION: It was proposed and seconded to defer the application and following a vote of 6 x 1 + 1 abstention, the application was deferred to enable a site visit to take place.

- h) Sporle: Essex Farm, The Street: Reference: 3PL/2022/1048/VAR

Variation of Condition 4 on 3PL/2019/0920/O - Rewording of the condition so that the development shall be limited to a maximum amount of dwellings from 35 to 75.

Consideration was given to the report presented by Barbara Greengrass, Principal Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

All Members had received photographs from an objector relating to this application.

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

Action By

Ward Representative: Councillor Wilkinson

Applicant's Agent: Jonny Rankin (Durrant's Building Consultancy)

Parish Council: Cllr Kalvin McLeod (Sporle Parish Council)

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

- 1. the conditions as listed in the report;**
- 2. amendments to Condition 4 to read: the development shall be limited to a maximum of 75 dwellings; and**
- 3. the Deed of Variation being signed in respect of the S106 Agreement.**

140/22 APPLICATIONS DETERMINED BY THE DEPUTY CHIEF EXECUTIVE (AGENDA ITEM 11)

Noted.

141/22 APPEALS (FOR INFORMATION) (AGENDA ITEM 12)

Noted.

The meeting closed at 2.35 pm

CHAIRMAN