

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Tuesday, 17 January 2023 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 Robert Kybird
Cllr Claire Bowes	Cllr Keith Martin
Cllr Harry Clarke	Cllr Paul Plummer
Cllr Vera Dale	Cllr Taila Taylor (Substitute Member)

**Also Present**

Cllr Philip Cowen (Ward Representative)	Cllr Lynda Turner (Ward Representative)
Cllr Sarah Suggitt (Ward Representative)	

**In Attendance**

Simon Wood	Director of Planning & Building Control
Rebecca Collins	Head of Development Management
Matthew Blackie	Senior Development Management Planner
Chris Hobson	Principal Development Management Planner
Chris Fitzgerald	Technical Support Officer
Lisa O'Donovan	Senior Development Management Planner
Mandy Cunnington	Technical Support Officer
Finlay Williams	Democratic Services Apprentice
Julie Britton	Democratic Services Officer

**1/23 MINUTES (AGENDA ITEM 1)**

The Minutes of the meeting held on 13 December 2022 were agreed as a correct record and signed by the Chairman.

**2/23 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

An apology for absence was received from Councillor Mark Kiddle-Morris. Councillor Taila Taylor was in attendance as his substitute.

Mr Horn, the Solicitor to the Council, was in attendance for agenda items 1 to 8 only.

**3/23 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)**

Agenda item 9(c): Shipdham: Meadow Bank, Carbrooke Lane: Reference: 3PL/2022/1263/F

Councillor Bowes declared a personal & prejudicial interest in this application and left the room whilst this matter was being discussed.

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**4/23 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

The site visit that had previously been arranged to take place on Tuesday, 7 February would not now be taking place and would be re-arranged for another day. Members would be informed of a new date in due course.

**5/23 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)**

None.

**6/23 URGENT BUSINESS (AGENDA ITEM 6)**

None.

**7/23 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)**

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

Members were aware that the Issues & Options report went to the Cabinet meeting on 9 January 2023 and was approved for consultation. This had followed what could only be agreed as a fairly successful Briefing that had been held prior to Christmas with Parish & Town Councillors. At this Briefing, Town & Parish Councils were provided with detailed information about the consultation and what Breckland Council was trying to achieve from it.

Agreement was being sought to appoint a consultation expert in terms of community engagement to run alongside the consultation process in respect of the Issues & Options paper. It was anticipated that the consultation would start in early February 2023 and Members would be kept informed of the date that this would commence.

On another matter, Members were aware that just before Christmas, a consultation paper on the National Planning Policy Framework had been issued. It was quite a lengthy consultation paper and the Council had until 2 March 2023 to respond. It was planned to take a report to the Cabinet meeting on 6 February 2023 that would set up some of the main issues and some initial thoughts for discussion. It was hoped that all Member Briefing on 7 February, the day after Cabinet, could also be used for further discussion on this matter. Papers would be sent out to all Members in advance of the Briefing.

Additionally, the tender in respect of the Housing Economic Development Needs Assessment was close to being agreed. This was to assess the housing and economic need across the district to inform the Local Plan. This would be going out in the next couple of weeks and was something that had been put together not only by Planning Policy but also with colleagues in Housing Strategy and Economic Regeneration & Growth.

No questions were asked.

**8/23 DEFERRED APPLICATIONS ((AGENDA ITEM 8)**

- a) Griston: Coughtrey Industrial Estates (Units 1 -17), Church Road: Reference: 3PL/2022/0368/F

The demolition of Units 1-6 (whole block Western boundary) and Units 7-13 (part

**Action By**

of North Block), extensions to units 14 and 15 (large extension to North block), extension to unit 16 (small extension to South Block), external fascia changes, refurbishment to Unit 17. Change of use of whole site to mixed B2 and Class E (offices). The reconfiguration of parking and creation of a new loading and unloading area.

This application was deferred at the Planning Committee meeting on 4 October 2022 for further information.

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.

Ward Representative: Councillor Philip Cowen

Applicant: Mr Philip Leslie

Applicant's Agent: Edward Tyrer Consultancy

Griston Parish Council Cllr Andy Parsons

Griston Community Group: Mr John Heath

**DECISION: Members voted 8 x 3 for approval in support of the Officer's recommendation; subject to:**

- 1. the conditions as set out in the report;**
- 2. the updated conditions as listed on the supplementary report in respect of conditions 10 and 11 in relation to operating hours; and**
- 3. delegated authority be given to Officers to agree an acceptable drainage strategy with the Lead Local Flood Authority (LLFA).**

**9/23 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)**

a) Attleborough: Land off Carvers Lane: Reference: 3PL/2022/0812/VAR

Variation of Condition(s) No 2 on 3PL/2014/1264/F - Amendment to approved plans and documents to include new plans to allow for smaller units more suitable for the applicant (Places for People).

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.

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Applicant: on behalf of Places for People Ltd

Applicant's Agent: Jason Parker (Parker Planning Services)

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

- 1. the conditions as listed in the report;**
- 2. condition 19 being amended in terms of the Noise Impact Assessment; and**
- 3. delegated authority be given to Officers to enter into a S106 Legal Agreement to secure the obligations as set out in the report.**

b) Attleborough: Land off Carvers Lane: Reference: 3PL/2022/0852/F

Erection of 8 dwellings.

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.

Applicant: on behalf of Places for People Ltd

Applicant's Agent: Jason Parker (Parker Planning Services)

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

- 1. the conditions as listed in the report;**
- 2. condition 13 being amended in respect of the Noise Impact Assessment; and**
- 3. delegated authority be given to Officers to enter into a S106 Legal Agreement to secure the obligations as set out in the report.**

c) Shipdham: Meadow Bank, Carbrooke Lane: Reference: 3PL/2022/1263/F

Councillor Bowes declared a personal & prejudicial interest in this application and left the room whilst this matter was being discussed.

To transfer an existing agricultural restriction from Meadow Bank to the adjacent new dwelling.

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.

**Action By**

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 Lynda Turner

Applicant's Agent: Henry Isotta-Day (Clayland Architects)

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

- 1. delegated authority be given to Officers to issue the decision once the S106 Legal Agreement has been finalised; and**
- 2. the conditions as listed in the report.**

d) Shropham: Caretakers House, Larling Road: Reference: 3PL/2022/0439/F

A building to provide residential accommodation for a site manager/caretaker including new highway access, private drive and hardstanding's together with associated facilities including an office, guest parking, laundry facilities, garage and stores essential for the management, maintenance, security and general upkeep of the holiday accommodation located at Settle.

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 Sarah Suggitt

Applicant(s): Mr & Mrs Morfoot

Applicant's Agent: Mr Philip Cowen (Cowen Consulting)

Shropham Parish Council: Cllr David Napier (Chairman)

**DECISION: Members voted 9 x 3 to defer the application for a site visit.**

**Councillors Atterwill, Wilkinson and Duigan asked for their vote against the site visit to be recorded.**

Members were encouraged to look at the applicant's website for further information prior to the site visit.

e) Thetford: 30 Raymond Street: Reference: 3PL/2022/1305/F

Change of use to dwelling eight person HMO.

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.

**Action By**

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; and
2. delegated authority be given to Officers to grant planning permission, subject to the receipt of a satisfactory unilateral undertaking in terms of GIRAMs.

f) Thetford: 30 Raymond Street: Reference: 3PL/2022/1306/LB

The creation of an HMO associated compliance works and associated external and internal repairs.

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 this application.

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

g) Thompson: Toms Haven, Tottington Road: Reference: 3PL/2022/0634/O

Erection 2 x 2-Bed houses

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 Sarah Suggitt

Applicant's Agent: Mr Roger Gilles (Barefoot & Gilles Architect Ltd)

Thompson Parish Council: Cllr Angus Welch

Objector: Mr Andrew Cook (Thompson Residents Representative)

**DECISION: Members voted 8 x 2 against the Officer's recommendations of approval.**

**REASONS: Overdevelopment of the application site and the loss of green open space that contributed to the landscape and wider character of the area and street scene.**

**Action By**

**DECISION: Member voted 8 x 2 to refuse the application.**

**10/23 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE  
(AGENDA ITEM 10)**

Noted.

**11/23 APPEALS SUMMARY (FOR INFORMATION) (AGENDA ITEM 11)**

Noted.

The meeting closed at 2.50 pm

CHAIRMAN