

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Tuesday, 18 April 2023 at 10.00 am in
The Main Auditorium, The Carnegie Rooms, Cage Lane, Thetford. IP24 2EA**

PRESENT

Cllr Nigel Wilkin (Chairman)	Cllr Mark Kiddle-Morris
Cllr Peter Wilkinson (Vice-Chairman)	Cllr Robert Kybird
Cllr Roger Atterwill	Cllr Keith Martin
Cllr Vera Dale	Cllr Paul Plummer
Cllr Phillip Duigan	Cllr Mike Brindle (Substitute Member)
Cllr Keith Gilbert	

Also Present

Cllr William Nunn (Ward Representative)	Cllr Jane James (Ward Representative)
---	---------------------------------------

In Attendance

Michael Horn	Solicitor to the Council
Simon Wood	Director of Planning & Building Control
Matthew Blackie	Senior Development Management Planner
Richard Fisher	Tree & Countryside Officer
Chris Hobson	Principal Development Management Planner
Will Hornbuckle	Development Management Planner
Lisa O'Donovan	Senior Development Management Planner
Katie-Louise Arnold	Assistant Development Management Planner
Rebecca Harris	Technical Support Officer
Chris Fitzgerald	Technical Support Officer
Julie Britton	Democratic Services Officer

34/23 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 14 March 2023 were confirmed as a correct record and signed by the Chairman.

35/23 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillors Bowes and Clarke.

Councillor Brindle was in attendance as substitute for Councillor Clarke.

36/23 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

The Chairman declared an interest in agenda item 10(e), Holme Hale, due to him being in receipt of a great deal of written correspondence in respect of the application.

The Chairman left the room whilst this application was discussed.

Action By

37/23 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

Following a few introductions, the Chairman thanked Members for attending the recent site visit in Watton – it had been brief but was essential.

38/23 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

The Griston application at Agenda item 10(c) had been deferred.

39/23 URGENT BUSINESS (AGENDA ITEM 6)

None.

40/23 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.

The Examination into the single policy partial update of the Local Plan, Policy INF03, had now commenced and was being held at the Memorial Hall in Dereham. It was scheduled to be heard for the next 3 days and Members were welcome to attend to observe proceedings.

Filigree Consulting had now been appointed to engage with the local community in terms of the Local Plan.

41/23 TPO 2022 NO.11: SCARNING: OAKLEIGH HOUSE, SHIPDHAM LANE (AGENDA ITEM 8)

Formal objection to the serving of Tree Preservation Order (TPO) 2022 No. 11, Scarning.

Consideration was given to the report presented by Richard Fisher, Tree & Countryside Officer.

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

No representations were made in respect of the application, although a written statement was read aloud by the Director of Planning & Building Control on behalf of Nick Hartley who was in support of the Officer's recommendation, to confirm the Order.

DECISION: Members voted unanimously to confirm the Order.

The Tree Preservation Order 2022 No. 11 was confirmed as recommended.

42/23 DEFERRED APPLICATIONS (AGENDA ITEM 9)

The Schedule of deferred applications was noted.

43/23 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)

- a) Roudham/Larling: The Old Mill, Road from Larling to Bridgham, Harling Road: Reference: 3PL/2022/1406/F

Action By

Retention of three 5.2m galvanised storage racks to be partially clad in cedar cladding and the installation of two 5.2m high double sided steel storage racks (part retrospective).

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

Further information had been received as included in the supplementary agenda.

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 William Nunn (spoke against the application)

Applicant's Agent: Jon Jennings (Cheffins Planning)

Objector: Jenny Mason

DECISION: Members voted unanimously against the Officer's recommendation of approval.

REASON(S): Despite the fallback position, in terms of permitted development, Members felt that the timber storage racks by way of their height, length and siting and proximity to the adjacent residential dwellings, results in detrimental harm, to the amenity of the adjacent residential dwellings. The development therefore fails to comply with the requirements of Policy COM03 of the Breckland Local Plan (adopted 2019).

Additionally, the timber storage racks by way of their height, length and location resulted in a visually prominent feature that failed to add to the overall quality of the area and was detrimental to the appearance of the street scene and the character of the area. As a result, the development is contrary to Policies COM1 and GEN02 of the Breckland Local Plan (2019) as well as having regard to Paragraphs 130 and 134 of the NPPF."

DECISION: REFUSED.

- b) Thetford: Listed Build Consent, Charles Burrell Steam Museum, Minstergate: Reference: 3PL/2023/0186/LB

Exterior fabric repairs, cladding, joinery, glazing, masonry and rainwater pipes with redecoration. Alterations to pair loading doors to allow full opening.

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.

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings.

Ward Representative: Councillor Jane James (spoke in support 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.

DECISION: APPROVED

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

This application had been deferred.

- d) Gressenhall: Dove Farm, 107 Bittering Street: Reference: 3PL/2022/1285/F

Change of use - Proposal to convert an existing brick-built stable/barn behind the main dwelling within the curtilage into a cattery.

Consideration was given to the report presented by Will Hornbuckle, Development Management Planner.

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

The Director of Planning & Building Control read aloud a written statement on behalf of the applicant. No further representations were made.

DECISION: Members voted 8 x 2 for approval against the Officer's recommendation of refusal.

REASONS: Members were satisfied that imposing suitable conditions and making the permission temporary would override Norfolk County Council Highways' objections. Members felt that the way in which the business would operate would not result in material changes in traffic flow and would not cause a highway safety issue.

DECISION: APPROVED subject to delegated authority being given to Officers to impose suitable conditions, including a personal condition and a 2-year temporary consent.

- e) Holme Hale: Hunters Lodge, Hale Road: Reference: 3PL/2023/0117/HOU

Two storey annex side extension, front bay extension and single storey side extension.

The Chairman left the room whilst this application was being discussed.

Councillor Peter Wilkinson, the Vice-Chairman took the Chair.

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.

Further information had been received as included in the supplementary agenda.

A representation was made in respect of the application in accordance with the

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

Applicant: Will Dickerson

DECISION: Members voted 5 x 4 in support of the Officer's recommendation of refusal.

DECISION: REFUSED

The Chairman then returned to the meeting.

f) Mattishall: Rimington, 93 Dereham Road: Reference: 3PL/2022/1415/HOU

Conversion to chalet bungalow, dormers to front and rear and extensions to front and rear.

The Director of Planning & Building Control explained to Members the reason for this application being brought back to Committee. It was stressed that no changes to the application had been made.

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 Paul Plummer (spoke against the application)

Objector: Suzanne Askair

DECISION: Members voted 8 x 1 in support of the Officer's recommendation of approval subject to the conditions as listed in the report.

REASONS: Members were aware of the presence of shadowing documents provided by the objector but confirmed that they were able to determine the application on the basis of the information before them and did not need to see the shadowing details.

DECISION: APPROVED

g) Watton: Hare and Barrel, 80 Brandon Road: Reference: 3PL/2023/0036/F

Change of use from a privately run residential care facility (C2) to a hotel (C1).

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.

The Director of Planning & Building Control read aloud a written statement on behalf of the Agent. No further representations were made.

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 financial contribution towards GIRAMs.

h) Wendling: The Oaks, Carr Lane: Reference: 3PL/2022/1197/VAR

Removal of Condition 3 on 3PL/2004/0013/O.

Consideration was given to the report presented by Will Hornbuckle, 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: Mr. R O'Neil

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

DECISION: APPROVED

**44/23 APPLICATIONS DETERMINED BY THE DEPUTY CHIEF EXECUTIVE
(AGENDA ITEM 11)**

Noted.

45/23 APPEALS SUMMARY FOR APRIL (FOR INFORMATION) (AGENDA ITEM 12)

Noted.

The meeting closed at 12.55 pm

CHAIRMAN