

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Monday, 12 February 2018 at 9.30 am in  
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

**PRESENT**

Mr N.C. Wilkin (Chairman)	Mr A.P. Joel
Mr F.J. Sharpe (Vice-Chairman)	Mr K. Martin
Councillor M. Chapman-Allen	Mr P. S. Wilkinson
Mr H. E. J. Clarke	Mr P. R. W. Darby (Substitute Member)
Mrs J. Hollis	

**Also Present**

Mr P.D. Claussen (Ward Representative)	Mr W.H.C. Smith (Ward Representative)
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**In Attendance**

Michael Horn	Solicitor to the Council
Alex Chrusciak	Director of Planning and Building Control
Jon Berry	Head of Development Management
Fiona Hunter	Senior Development Management Planner
James Mann	Planning Policy Officer
Donna Smith	Senior Development Management Planner
Debi Sherman	Principal DM Planner
Mandy Cunnington	Technical Support Officer
Julie Britton	Democratic Services Officer

**Action By**

**12/18 MINUTES (AGENDA ITEM 1)**

The Minutes of the meeting were confirmed as a correct record and signed by the Chairman subject to the following wording being added to the resolution under Minute No. 9/18(b) for Necton: "subject to the completion of a S106 Agreement for the reasons as set in the report".

**13/18 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

Apologies for absence were received from Councillors Bowes, Brame, Duigan, W Richmond and Nairn.

Councillor Darby was in attendance as substitute for Cllr Richmond.

**14/18 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)**

Agenda item 9(f): Stow Bedon

Members had received direct correspondence in respect of this application.

**15/18 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

Members were informed of a site visit arranged to take place in Gressenhall on Thursday, 8 March at 2pm. Further details would follow.

**16/18 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)**

A request to defer Agenda item 9(f) at Stow Bedon had been declined.

**17/18 URGENT BUSINESS (AGENDA ITEM 6)**

None.

**18/18 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)**

Nothing to report.

**19/18 DEFERRED APPLICATIONS (AGENDA ITEM 8)**

Noted.

**20/18 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)**

**RESOLVED** that the applications be determined as follows:

- (a) Roudham/Larling: Valley Traction Services Ltd, Roudham Road, Harling Road: Reference: 3PL/2017/0793/F

Erection of new warehouse, HGV workshop and industrial buildings: Applicant: Valley Traction Services Ltd.

Consideration was given to the report presented by Donna Smith, Senior Development Management Planner.

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

Further representations had been received from the Parish Council and from Environmental Health in relation to hours of operation (see supplementary report page no. 157).

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

Objector: David Switzer

**DECISION:** Members voted unanimously for approval as recommended subject to the conditions as listed in the report and subject to the additional conditions as listed in the supplementary agenda which included hours of operation being imposed.

It was agreed that Norfolk County Council Highways would be contacted in relation to existing parking problems at the site that were having a detrimental impact on the neighbouring operation.

- (b) Mattishall: Kensington Forge, Dereham Road: Reference: 3PL/2017/1112/F

Proposed residential development for 12 dwellings including change of use from storage/distribution and light industrial: Applicant: Norfolk Land Developments.

Consideration was given to the report presented by Donna Smith, Senior

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Development Management Planner.

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

Further representations had been received from the Parish Council (see supplementary agenda page 159).

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 Paul Claussen

Applicant's Agent: Chris Parsons

Mattishall Parish Council: John Rockliff

Objectors: Mr & Mrs Turner

**DECISION: Members voted unanimously for deferral.**

**That the application be deferred, contrary to the Officer's recommendation.**

**REASON(S): To establish whether the Highway condition LS17 was capable of being implemented and further investigations take place on how the access would work, particularly around the proposed change of use.**

- (c) North Elmham: Granary Buildings, Eastgate Street: Reference: 3PL/2017/0361/F

Change of use from warehousing to residential. Demolition of existing storage buildings and construction of two 3 bed and one 2 bed terraced dwellings and five 3-4 bed three storey houses with integral garages: Applicant: Mr Gavin Redwood.

Consideration was given to the report presented by Donna Smith, Senior Development Management Planner.

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

A representation from Mid Norfolk Railway was reported verbally.

**DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report.**

- (d) Foxley: Development Site off The Street: Reference: 3PL/2017/1437/F

Erection of 7 new dwellings with garages: Applicant: Mr Paul Davis.

Consideration was given to the report presented by Fiona Hunter, Senior Development Management Planner.

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

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Further representations had been received (see supplementary agenda page 160).

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

Applicants Agent: David Futter

Foxley Parish Council: Nicholas Mears

**DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report.**

- (e) Caston: Land adjacent to Caston Primary School, The Street: Reference: 3PL/2017/1267/O

Erection of five dwellings and car park for Caston Primary School: Applicant: Mr Philip Hall.

Consideration was given to the report presented by Donna Smith, Senior Development Management Planner.

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

A letter from the Ward Representative, Councillor Philip Cowen, who did not support the application, was read aloud. Further representations had been received (see supplementary agenda page 161).

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: Ian Reilly

Chairman of Caston Parish Council: David Blincow

Objectors: Mr & Mrs Farmbrough and Mr & Mrs Walker

**DECISION: Members voted 6 x 2 for deferral.**

**That the application be deferred, contrary to the Officer's recommendation.**

**REASON(S): to enable further investigations to take place with the Environment Agency in relation to the impact that the floodplain compensation scheme would have on the drainage system as it operates at present and once this development has been implemented, if approved.**

- (f) Stow Bedon: Prince of Wales Lodge, Cherry Tree Lane: Reference: 3PL/2017/1309/F

Erection of 8 dwellings with parking, garaging, amenity and open space and retain existing dwelling: Applicant: Mr David Taylor.

Consideration was given to the report presented by Donna Smith, Senior Development Management Planner.

Members considered the matter and fully explored the details of the application in

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light of prevailing policies and guidance.

Members had received direct correspondence in respect of this application.

Further representations had been received in respect of this application (see supplementary agenda page 162).

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 William Smith
Applicant	David Taylor
Applicant's Agent	Jason Parker
Stow Bedon & Breckles Residents Association	Hannah Read
Vice-Chairman of Parish Council	Jonathan White
Objector	Russell Hickford

**DECISION: Members voted unanimously for refusal as recommended.**

- (g) Beetley: Flint Cottage, Fakenham Road, East Bilney: Reference: 3PL/2017/1452/O

Erection of 1 dwelling: Applicant: Mr Ben Jackson.

Consideration was given to the report presented by Fiona Hunter, Senior Development Management Planner.

A response to the application from the Ward Member, Councillor Robert Richmond, was read aloud.

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

Further representations had been received in respect of this application (see supplementary agenda page 166).

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	Jerry Stone
Parish Council	Maxine Rose

**DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report.**

- (h) Rocklands: Adjacent to Laurel Bungalow, Watton Road: Reference: 3PL/2017/0993/F

Erection of a new bungalow and garage: Applicant: Mr Andy Nixon.

Consideration was given to the report presented by Debi Sherman, Principal

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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:

Architect Melvin Cursons

**DECISION: Members voted 6 x 2 for refusal as recommended.**

- (i) Great Ellingham: Land North Corner of Bow Street: Reference: 3PL/2017/1365/F

2 detached dwellings: Applicant: Mr Maurice Wilkins.

Consideration was given to the report presented by Debi Sherman, 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 William Smith

Applicant's Agent Jason Parker

Objector James Abbott

**DECISION: The vote was tied 4 x 4. The Chairman was entitled to his casting vote and voted that the application be refused as recommended.**

- (j) Garboldisham: Old Brickworks Barn, Kenninghall Road: Reference: 3PL/2017/1483/F

Change of use of annexe to dwelling and provision of two car parking spaces: Applicant: Mr Don & Matthew Merriman.

Consideration was given to the report presented by Debi Sherman, 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's Agent Jason Parker

**DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report.**

**21/18 BROWNFIELD LAND REGISTER REPORTS (AGENDA ITEM 10)**

**RESOLVED** that under the Town & Country Planning (Brownfield Land Register)

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Regulations, the reports be determined as follows:

- (a) NECTON: Former V A Infant School, School Road: Reference: BLR/2017/0002/PIP

**DECISION:** that the site be transferred from Part 1 to Part 2 of the Council's Brownfield Register and permission in principle be granted for between 4 and 8 dwellings on the former V A Infant School site.

- (b) Dereham: Former Malthouse, Land South of Norwich Road: Reference: BLR/2017/0003/PIP

**DECISION:** that the site be transferred from Part 1 to Part 2 of the Council's Brownfield Register and permission in principle be granted for between 53 and 75 dwellings on the former Malthouse site.

- (c) Attleborough: Hamilton Acorn Limited, Halford Road: Reference: BLR/2017/0004/PIP

**DECISION:** that the site be transferred from Part 1 to Part 2 of the Council's Brownfield Register and permission in principle be granted for between 75 and 86 dwellings on the Hamilton Acorn site.

**22/18 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (AGENDA ITEM 11)**

Noted.

**23/18 APPEALS (AGENDA ITEM 12)**

Noted.

The meeting closed at 1.50 pm

CHAIRMAN