

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 9 April 2018 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Mr N.C. Wilkin (Chairman)	Mrs J. Hollis
Mr F.J. Sharpe (Vice-Chairman)	Mr A.P. Joel
Councillor C. Bowes	Mr K. Martin
Mr H. E. J. Clarke	Mr W. R. J. Richmond
Mr P.J. Duigan	Mr P. S. Wilkinson

Also Present

Mr S.G. Bambridge (Ward Representative)	Mr R.G. Kybird (Ward Representative)
Mr K.S. Gilbert (Ward Representative)	Mrs L.H. Monument (Ward Representative)

In Attendance

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

Action By

35/18 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 12 March 2018 were confirmed as a correct record and signed by the Chairman.

36/18 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillors Roy Brame and Marion Chapman-Allen. Councillor Mike Nairn (substitute) also sent his apologies.

Councillor Paul Darby was in attendance as substitute.

**37/18 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED
(AGENDA ITEM 3)**

Councillor Bowes declared an interest in agenda item 9(e) Griston due to her being related to the applicant. Councillor Bowes did not take part in the discussion and abstained from voting on the application.

Councillor Hollis declared an interest in agenda item 9(h) Roudham & Larling. Councillor Hollis did not take part in the discussion or vote on the application as she knew the applicant.

38/18 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

None.

**39/18 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA
(AGENDA ITEM 5)**

- 1) Agenda item 9 (c) - Dereham 3PL/2017/1281/F - had been deferred from the Agenda to allow for further consultation with the Town Council regarding land ownership and access arrangements.
- 2) Agenda item 9 (i) - Swaffham 3PL/2017/1351/F – had been deferred from the Agenda at the request of the Applicant. The Local Lead Flood Authority was maintaining its objection but was willing to reconsider if identified issues were addressed.

40/18 URGENT BUSINESS (AGENDA ITEM 6)

NECTON: 63 Hale Road

Residential development and associated access – amended design to 3PL/2017/0048/O: Applicant: Mr B J Bell.

The Chairman had agreed to take this urgent item of business. The report had been published on the Supplementary Agenda.

The Head of Development Management explained the reason for urgency. The applicant had lodged an appeal due to non-determination. Members were being asked to provide a recommendation on what their decision would have been had the application been presented to Committee prior to the appeal being made.

Members agreed with the Officers recommendation of refusal.

41/18 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

Alex Chrusciak, the Director of Planning and Building Control provided Members with an update on the Local Plan.

Breckland Council's draft Local Plan, which sets out a vision for growth in the District until 2036, would enter its final stages on 17 April 2018 when the Examination in Public commenced. These Hearing sessions would be held at Elizabeth House, Dereham and were expected to take place over four weeks spread over April, May and June.

The public Hearings would provide the opportunity for the appointed Government Inspector, Jonathan Manning, to address issues raised during the pre-submission consultation earlier in the year, in order to determine whether the Plan was 'sound' and legally compliant. Although all organisations and members of the public could attend to observe the Hearings, only those who submitted comments during the pre-submission period and who have been invited to do so by the Inspector, would be allowed to speak during these sessions.

A full schedule on the session, including the topics to be covered, would be published on the Council's website: www.breckland.gov.uk/localplanexaminationlibrary. To facilitate seating arrangements, the Council was asking the public who plan to attend to notify the Programme Officer (programme.officer@breckland.go.uk) in advance stating which session they plan to attend.

If the Plan was found to be sound by the Government Inspector, it was anticipated that the Local Plan would be adopted by Breckland Council in Autumn

2018.

The dates of the Hearing sessions based at Elizabeth House were as follows:

Week 1 – 17, 18, 19 April 2018

Week 2 – 09, 10, 11 May 2018

Week 3 – 15, 16, 17 May 2018

Week 4 – 05, 06, 07 June 2018

Referring to the five year land supply, Members were informed that monitoring of housebuilding for the past year was currently being undertaken by the Policy and Enforcement Team across the District to inform the next 5 year land supply statement which was due to be produced in June/July 2018.

42/18 DEFERRED APPLICATIONS (AGENDA ITEM 8)

Noted.

43/18 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

RESOLVED that the applications be determined as follows:

- (a) BESTHORPE: Homeleigh, Norwich Road: Reference: 3PL/2018/0184/HOU

Two storey side extension: Applicant: Mrs Sonia Foster.

Consideration was given to the report presented by Jon Berry, 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 as recommended; subject to the conditions as listed in the report.

- (b) DEREHAM: Land adjacent Osier Farm, Neatherd Moor: Reference: 3PL/2017/1352/F

Remove piggery units (pig farm), erect detached dwelling and garage: Applicant: Mr G Humphries.

Consideration was given to the report presented by Natalie Levett, 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 Linda Monument (in support)

Applicant: Gary Humphries

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

- (c) DEREHAM: Grange Farm, Etling Green: Reference: 3PL/2017/1281/F

This application was deferred (see Minute No. 39/18(1) above).

- (d) GREAT ELLINGHAM: Land adjacent Manderley, Attleborough Road/Deopham Road (Cross Roads): Reference: 3PL/2017/1524/F

Erection of 3 no 4 bedroom dwellings and garages: Applicant: Mr Adrian Stubbs.

Consideration was given to the report presented by Natalie Levett, 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:

Applicant's Agent: Kevin Cole

Objector: Alan Sayers

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report and subject to an additional condition to secure details of the outdoor lighting scheme in view of Great Ellingham's "dark sky" status.

- (e) GRISTON: Land adjacent no 5 Manor Road: Reference: 3PL/2018/0051/F

Erection of detached 2 storey dwelling: Applicant: T R Scott Properties.

Councillor Bowes declared that she would not take part in the discussion and would abstain from voting as the applicant was a distant relative.

Consideration was given to the report presented by Jon Berry, 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 8 x 1 for refusal as recommended + 1 abstention.

- (f) HOCKERING: Heath Road: Reference: 3PL/2016/1262/O

Outline for residential development of up to 12 dwellings: Applicant: Greatbrisk Ltd.

Consideration was given to the re-submitted report presented by Debi Sherman, Principal Development Management Planner.

The application had already been approved at the Planning Committee meeting

Action By

held on 31 July 2017 subject to the agreement of ecology conditions and a S106 Agreement (the recommendation contained in the Minutes had reflected incorrect conditions under the S106 Agreement).

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 Gordon
Bambridge

Objector: Richard Hawker on behalf of
Hockering Parish Council

DECISION: Members voted unanimously for approval as previously recommended; subject to:

- i. the conditions as listed in the previous original report;**
- ii. the ecological conditions as agreed by Norfolk County Council Ecology Service;**
- iii. a S106 Agreement in respect of 40% affordable housing only; and**
- iv. the Reserved Matters application to be brought back to the Planning Committee for consideration.**

(g) QUIDENHAM: Land adjacent Whitehouse, Sandfield Lane, Eccles: Reference: 3PL/2017/1497/F

One new dwelling and garage: Applicant: Mr Peter Miles-Jones.

Consideration was given to the report presented by Natalie Levett, Senior 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 this application.

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

(h) ROUDHAM/LARLING: Adjacent Woodlands, Watton Road, Larling: Reference: 3PL/2017/1124/O

Two detached bungalows with access to Watton Road: Applicant: Mr Simon Armes.

Councillor Hollis declared she would not take part in the discussion or vote on the application as she knew the applicant.

Consideration was given to the report presented by Natalie Levett, Senior Development Management Planner.

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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 Robert Kybird

Applicant's Agent: Stuart Clancy

DECISION: Members voted 5 x 4 against the Officers recommendation of refusal.

REASON(S): the development would contribute to the Council's five year land supply, accords with Policy CP14 and would provide a little support to the rural economy.

DECISION: Members voted 7 x 2 for approval.

The application be approved subject to the following conditions:

- i. a 2 year time period for the commencement of development;
- ii. materials;
- iii. limited ridge heights;
- iv. slab level;
- v. tree protection;
- vi. landscaping;
- vii. the highway works and access; and
- viii. delegated authority be given to Officers in conjunction with the Chairman of the Planning Committee to agree any further conditions.

- (i) SWAFFHAM: Swans Nest Site, Land East of Brandon Road: Reference: 3PL/2017/1351/F

This application was deferred (see Minute No. 39/18 above).

- (j) THETFORD: Development at 115 Bury Road: Reference: 3PL/2017/1555/VAR

Variation of conditions 2, 4, 6A and 11 of application ref: 3PL/2017/0118/VAR:
Applicant: Miss Claire Thomas.

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.

No representations were made in respect of this application.

DECISION: Members voted unanimously for approval as recommended.

- (k) TITTLESHALL: Land at Field Barn Dairy, Litcham Road: Reference: 3PL/2017/1623/F

Erection of one dwelling for occupation by essential agricultural worker:
Applicant: George Thompson Farm Ltd.

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Consideration was given to the report presented by Natalie Levett, 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:

Applicant: Richard Thompson

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

(l) WATTON: Land off Town Green Road: Reference: 3PL/2017/1358/D

Residential development of 98 dwellings, open space and play areas (revised location plan): Applicant: Abel Homes Ltd.

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 Keith Gilbert

Applicant's Agent: Tony Abel & Paul LeGrice

Objector: Liz Whitcher (on behalf of the Drainage Group)

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report; and subject to a further condition to secure details of the layout of the open space.

(m) WEETING: New Beeches, from Lynn Road to Angerstein Close: Reference: 3PL/2017/1433/O

Erection of single storey dwelling and garage: Applicant: Childerhouse Lodge Farms.

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.

No representations were made in respect of this application.

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

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**44/18 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE
(AGENDA ITEM 10)**

Noted.

45/18 APPEALS (AGENDA ITEM 11)

Noted.

46/18 EXCLUSION OF PRESS AND PUBLIC (AGENDA ITEM 12)

RESOLVED that under Section 100(A)(4) of the Local Government Act 1972, the press and the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A to the Act.

47/18 ENFORCEMENT UPDATE (AGENDA ITEM 13)

The Head of Development Management presented the report and provided Members with a detailed overview of the premises in question.

The conditions that had been breached were highlighted.

An objection received from a nearby resident was read aloud.

The Ward Representative was in attendance to speak on the enforcement issue.

Decision: Members voted unanimously to accept the Officers recommendations as listed in the report.

The meeting closed at 12.10 pm

CHAIRMAN