

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Monday, 14 January 2019 at 9.30 am in  
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

**PRESENT**

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

**Also Present**

Mr S.G. Bambridge (Ward Representative)

**In Attendance**

Michael Horn	Solicitor to the Council
Jon Berry	Head of Development Management
Rebecca Collins	Principal DM Planner/Team Leader (Major Projects)
Tom Donnelly	Development Management Assistant
Fiona Hunter	Principal Development Management Planner
Naomi Minto	Development Management Planner
Mark Simmonds	Principal DM Planner
Natalie Wicks	Planning Assistant
Julie Britton	Democratic Services Officer

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**Councillor John Newton**

The Chairman spoke of the great sadness on hearing of the death of Councillor John Newton. John had previously served on the Planning Committee and would be sorely missed by all who knew him. A two minute silence was then held.

**1/19 MINUTES (AGENDA ITEM 1)**

The Minutes of the meeting held on 17 December 2018 were confirmed as a correct record and signed by the Chairman.

**2/19 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

Apologies for absence were received from Councillors Marion Chapman-Allen and William Richmond.

The substitutes for the above Members, Councillors Darby and Nairn, were unable to attend and had sent their apologies.

**3/19 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)**

Brisley: Land Off Gateley Road, Adjacent to the Panford Beck, Bintree:  
Reference: 3PL/2018/0234/F

All Members of the Planning Committee had received correspondence from the

applicant in respect of this application.

**4/19 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

The Head of Development Management announced that the committee date for the Attleborough SUE application had yet to be confirmed.

**5/19 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)**

The Schedule of Deferred Applications was noted.

The Hockering application, reference 3PL/2018/0690/VAR had been withdrawn by the Applicant.

**6/19 URGENT BUSINESS (AGENDA ITEM 6)**

None.

**7/19 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)**

The Local Plan modification document was being prepared for the 6 week public consultation which was likely to start at the end of January 2019.

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

- (a) Hockering: Reference: 3PL/2019/690/VAR

This deferred application had been withdrawn by the Applicant.

**9/19 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)**

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

- (a) Beeston: Land to the north of Herne Lane: Reference: 3PL/2018/0584/D

Erection of 11 dwellings.

Consideration was given to the Reserved Matters application presented by Fiona Hunter, Principal 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 included in the supplementary agenda (see page 111).

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

Applicant's Agent: Nick Moys (Brown & Co) – to answer questions only

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

1. the conditions as listed in the report; and

**2. delegated conditional approval being granted to the Executive Director of Place following successful revocation of the Hazardous Substance consent.**

- (b) Brisley: Land Off Gateley Road, Adjacent to the Panford Beck, Bintree:  
Reference: 3PL/2018/0234/F

Erection of detached single-storey holiday let tree house.

Consideration was given to the report presented by Mark Simmonds, 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: Steven Howell

Ward Representative: Councillor Gordon Bambridge (in support)

Brisley Parish Council: Katherine Brown

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

- (c) Dereham: Ex Splitz/Auroura Borealis Nightclub 37B Quebec Street: Reference:  
3PL/2018/0688/F

Change of use of night club to provide 4 no. flats; associated external alterations – including: demolition of external staircases and ground floor front extension; installation of additional windows (amended description).

Consideration was given to the report presented by Fiona Hunter, Principal 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 included in the supplementary agenda (see page 112).

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

Dereham Town Council: Tony Needham

**DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report, with an additional condition to include a cycle store; and informative to be added to the Decision Notice, in respect of:**

1. a fire risk assessment being carried out; and
2. parking - to eradicate the potential of unauthorised parking and the

**blocking of access to existing dwellings.**

- (d) Fransham: Land off Crown Lane (Adjacent No. 6 Council Houses): Reference: 3PL/2018/0996/O

Residential development including the erection of 5 detached dwellings, garages and new access onto Crown Lane with formation of agricultural access onto Crown Lane.

Consideration was given to the application presented by Mark Simmonds, Principal Development Management Planner.

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

A further representation had been included in the supplementary agenda (see page 113).

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

Applicant's Agent: Nick Moys (Brown & Co) – to answer questions only

**DECISION: Members voted unanimously for approval as recommended; subject to no material considerations being raised by the Parish Council within the re-consultation period.**

- (e) Hockering: Hill House Lodge Road, from Honingham to North Tuddenham: Reference: 3PL/2018/0690/VAR

This item was withdrawn by the Applicant prior to the Committee meeting.

- (f) North Pickenham: Land adjacent to The Blue Lion, Houghton Lane: Reference: 3PL/2018/0795/F

Construction of single detached dwelling and access to Houghton Lane.

Consideration was given to the application presented by Naomi Minto, 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 included in the supplementary agenda (see page 114).

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: Erica Whettingsteel (EJW Planning Ltd)

Objector: Richard Pyne (publican of The Blue Lion)

Objector: Roy Hitching (on behalf of residents from Hill View and The Street)

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Objector: John Smith (on behalf of residents from Houghton Lane)

A proposal for a site visit was supported by 5 votes to 4.

**Decision: Deferred, for a site visit to take place.**

- (g) North Tuddenham: Land to the rear of The Lodge, Main Road: Reference: 3PL/2018/1155/F

8 dwellings (4 detached 3 bed bungalows, 2 semi-detached 2 bed bungalows and 2 semi-detached 2 bed houses), garages, parking spaces and associated access.

Consideration was given to the application presented by Mark Simmonds, Principal Development Management Planner.

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

A further representation had been included in the supplementary agenda (see page 116).

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

Applicant: Andrew Harding

Ward Representative: Councillor Gordon Bambridge (in support)

Applicant's Agent: Erica Whettingsteel (EJW Planning Ltd)

Parish Council: Jonathan Stapleton (Chairman)

**DECISION: Members voted unanimously for approval, contrary to the Officer's recommendation of refusal.**

**REASON(S): the site was in a sustainable location and had good access to the A47 and it would make a small contribution to the five year housing land supply.**

**DECISION: Members voted unanimously to approve the application.**

**The application be approved subject to delegated authority being granted to the Executive Director of Place to agree and impose appropriate conditions.**

- (h) Stow Bedon/Breckles: Sandwade, Mere Road: Reference: 3PL/2018/1370/HOU

Extension of two storey side and rear extension including balcony and erection of single storey extension to the rear.

Consideration was given to the application presented by Tom Donnelly, Development Management Assistant.

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

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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.**

- (i) Thetford: Back in Motion, 15 Earls Street: Reference: 3PL/2018/1321/CU

Change of use from D1 to C3 (residential).

Consideration was given to the application presented by Tom Donnelly, Development Management Assistant.

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 7 x 2 for approval as recommended subject to the conditions as listed in the report.**

**10/19 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE  
(AGENDA ITEM 10)**

Noted.

**11/19 APPEALS SUMMARY (FOR INFORMATION) (AGENDA ITEM 11)**

Noted.

The meeting closed at 11.35 am

CHAIRMAN