

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 11 March 2019 at 10.00 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Mr N.C. Wilkin (Chairman)	Mr K. Martin
Mr W. R. J. Richmond (Vice-Chairman)	Mr F.J. Sharpe
Councillor C. Bowes	Mr P. S. Wilkinson
Councillor M. Chapman-Allen	Mr P. R. W. Darby (Substitute Member)
Mr H. E. J. Clarke	Mr M Taylor (Substitute Member)
Mr P.J. Duigan	

Also Present

Mr S.G. Bambridge	Mr W.H.C. Smith (Ward Representative)
Mr S. H. Chapman-Allen (Ward Representative)	Mr A.C. Stasiak (Ward Representative)

In Attendance

Jon Berry	Head of Development Management
Rebecca Collins	Head of Major Projects
Tom Donnelly	Development Management Assistant
Carl Griffiths	Principal Development Management Planner
Michael Horn	Solicitor to the Council
Fiona Hunter	Principal Development Management Planner
Naomi Minto	Development Management Planner
Mark Simmonds	Principal Development Management Planner
Natalie Wicks	Planning Assistant
Teresa Smith	Democratic Services Team Leader

23/19 MINUTES

The minutes of the meeting held on 11 February 2019 were confirmed as a correct record and signed by the Chairman.

24/19 APOLOGIES & SUBSTITUTES

Apologies for absence were received from Brame, Hollis and Joel.

Substitutes in attendance were Councillors Darby and Taylor.

25/19 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED

Agenda Item 9(t) Saham Toney: Saham Tythe Barn, Chequers Lane:
3PL/2018/1583/O

Councillor Bowes declared that her family had made representations in respect of land in the Saham Toney Neighbourhood Plan and therefore refrained from discussion and did not take part in the vote.

Action By

26/19 CHAIRMAN'S ANNOUNCEMENTS

The Chairman reminded Members that the venue for the Attleborough Sustainable Urban Extension Planning meeting scheduled for the 15 March had changed from the Connaught Hall to the Attleborough Town Hall.

Members were informed that the modification imposed by the Planning Inspector on reducing the Affordable Housing target to 25% and not at 40% had not been challenged, which would make the affordable element more achievable. Further information would be shared with Members at the April Planning committee meeting.

27/19 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA

None.

28/19 URGENT BUSINESS

None.

29/19 LOCAL PLAN UPDATE (STANDING ITEM)

The public consultation process on the modifications proposed by the Planning Inspector would take place until 1 April 2019.

30/19 DEFERRED APPLICATIONS

- a) Brettenham: Land East of Arlington Way, West of A1088: Reference: 3PL/2017/0578/O

The application had been deferred at the Planning Committee on 1 October 2018 where it was recommended for refusal for the following reason:

The proposed development would result in the loss of a substantial number of preserved trees which are of group value. National and local planning guidance states that, development should recognise the intrinsic character and beauty of the countryside and enhance the natural local environment and the loss of protected trees should only be permitted in exceptional circumstances, if suitable compensatory measures exist, and where there are wider public benefits. It is not considered that suitable compensatory measures could be provided or that the wider public benefits outweigh the substantial harm.

Members voted (7:2) to refuse planning permission in accordance with the officers' recommendation.

Consideration was given to the report presented by Rebecca Collins, Head of Major Projects.

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:

Action By

Ward Representative:	Councillor Sam Chapman-Allen (in support of the officers recommendations)
Applicant:	Chris Kennard (Shadwell Estate) Sarah Exton (Shadwell Estate)
Parish Council:	Mr Anthony Poulter (Chairman of Brettenham & Kilverstone Parish Council) Mr Martin Engwell (Vice-Chairman of Brettenham & Kilverstone Parish Council)
Thetford River Group:	Clare Higson (against the application)
Objector:	Mr Robert Bick
Supporter:	Mr Stuart Wilson

DECISION: Members voted 6 x 4 for refusal as recommended.

31/19 SCHEDULE OF PLANNING APPLICATIONS

a) Attleborough: Land at Leys Lane : Reference: 3PL/2018/1318/O

The application sought outline permission for a proposed sub-division of garden to provide a building plot for a two-bedroomed bungalow.

Consideration was given to the report 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.

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

Agent: John Spencer (to answer questions)

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

b) Attleborough: Development Site at the Paddocks, Leys Lane: Reference: 3PL/2018/1401/F

Erection of five detached two storey dwellings with garages and associated parking.

Consideration was given to the report 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.

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

Action By

Ward Representative: Councillor Adrian Stasiak (in support)

Agent: Jon Venning

Applicant: John Gaskin

DECISION: The vote was 5 x 5. The Chairman was entitled to his casting vote and voted that the application be refused as recommended.

c) Attleborough: 7 Eastland Close: Reference: 3PL/2019/0140/HOU

Proposed single storey front extension.

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 unanimously for approval as recommended subject to conditions outlined within the report.

d) Attleborough: Chapel, 131 Hargham Road, Reference: 3PL/2018/1496/O

The application sought outline permission to replace the existing Church Hall with three detached bungalows.

Consideration was given to the report 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.

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 Martin (in support of the officer's recommendation)

Councillor Adrian Stasiak (in support of the officer's recommendation)

Adjacent Ward Representative: Councillor Tristan Ashby (against the officer recommendation)

Agent: Michael Marshall (D J Designs Ltd)

Town Council: Vera Dale (Mayor, Attleborough Town Council)

Objectors: Marion Williamson
John Rivers
George Morgan

DECISION: Members voted 8 x 1 for refusal as recommended.

- e) Beachamwell: Land Between Greenway Garage and October Cottage, Langwade Green, Shingham: Reference: 3PL/2018/1384/VAR

Variation of condition 2 approved plan and rewording of conditions 3, 4, 5, 6, 8 and 15 as well as removal of conditions 11 and 12 (highways) and 17 and 19 (ecology) of application 3PL/2015/1049/F – Eco home with Stables, paddocks, riding area, all weather riding surface and landscaping.

Consideration was given to the report 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.

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

Agent: Chris Tilley
Steven Swaby (to answer questions)

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

- f) Dereham: Orchard View, Dumpling Green: Reference: 3PL/2018/1282/O

The application sought outline permission for a new single detached 1.5-storey dwelling.

Consideration was given to the report 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.

No representations were made.

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

- g) Dereham: Yaxham Road: Reference: 3PL/2018/1556/F

Development of remaining part of the old Cemex site now known as Dereham Business Hub, into mixed use Business Park Development and an employment hub, to be provided by a flexible B1(c), B2 and B8 uses class together with ancillary trade counter use for trade and retail sale, together with associated car parking and access.

Consideration was given to the report presented by Rebecca Collins, Head of Major Projects.

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:

Action By

Applicant: Lewis Mantle (Norfolk Land Development)
Andrew Scales (Norfolk Land Development) (to answer questions)

Agent: Richard Simmons (Plandescil Ltd) (to answer questions)

DECISION: Members voted 3 x 6 for approval, contrary to the Officer's recommendation of refusal.

REASONS: whilst the Committee understood the concerns highlighted in the report, the designs would have a positive impact and were in line with Policy 12 and DC16, subject to resolution with the lead local flood authority.

DECISION: Members voted 7 x 3 for approval.

The application be approved subject to resolution of floodrisk with the Lead Local Flood Authority.

- h) Fransham: Top Farm, Main Road, Little Fransham: Reference: 3PL/2018/0642/O

This application sought outline application for the erection of up to 8 No. dwellings with associated parking (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.

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

Agent: Jason Parker (Parker Planning Services)

DECISION: Members voted 8 x 1 for approval as recommended.

- i) Garboldisham: Alderwood Lodges, Hopton Road: Reference: 3PL/2018/1122/F

Erection of single storey managers dwelling to Alderwood lodges site.

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.

No representations were made.

DECISION: Members voted unanimously for approval as recommended, subject to conditions outlined within the report.

Action By

- j) Great Ellingham: Land north of The Cottage, Town Green: Reference: 3PL/2018/1584/F

Erection of 2 no. Dwellings with associated landscaping and parking

Consideration was given to the report presented by Tom Donnelly, Assistant 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
Adjacent Ward Representative:	Councillor Adrian Stasiak
Agent:	Emma Griffiths (Parker Planning Services)

DECISION: Members voted 4 x 6 for approval, contrary to the Officer's recommendation of refusal.

REASONS: Whilst the Committee understood the concerns highlighted in the report, it felt that on balance, the proposed development would not have an unacceptable impact on amenity, nor harm character and appearance and it would make a small contribution to the 5-year housing supply.

DECISION: Members voted 6 x 4 for approval.

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

- k) Griston: Low Meadow Park, Thompson Road: Reference: 3PL/2018/1501/F

Replacement permanent static caravans with 2 no 4 bed chalet bungalows with double garage and 3 No. 3 bedroom bungalows with single or shared double garage.

Consideration was given to the report presented by Tom Donnelly, Assistant 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.

DECISION: Members voted unanimously for approval as recommended, subject to conditions outlined within the report.

Action By

l) Harling: Fen Cottage, Fen Lane: Reference: 3PL/2018/1445/F

Proposed replacement dwelling.

Consideration was given to the report presented by Tom Donnelly, Assistant 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.

DECISION: Members voted unanimously for approval as recommended, subject to conditions outlined within the report.

m) Ickburgh: Icen Brewery, Foulden Road: Reference: 3PL/2018/1163/F

Three dwellings on land at Icen Brewery.

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:

Agent: Henry Isotta-Day

DECISION: Members voted unanimously for approval as recommended, subject to conditions outlined within the report and not receiving any objection from Natural England.

n) Little Cressingham: 6A Watton Road: Reference: 3PL/2018/1512/F

Construction of a 3 Bedroom (6 Person) single storey dwelling with a single attached garage.

Consideration was given to the report presented by Tom Donnelly, Assistant 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.

DECISION: Members voted unanimously for approval as recommended, subject to conditions outlined within the report.

o) Mileham: Burwood Hall, The Street: Reference: 3PL/2019/0018/F

Open span building for housing cattle.

Consideration was given to the report presented by Rebecca Collins, Head of Major Projects.

Action By

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

No representations were made.

DECISION: Members voted unanimously for approval as recommended, subject to conditions outlined within the report and consultation response from the Environment Agency.

- p) Mundford: Mundford Poultry Farm, Cranwich Road: Reference: 3PL/2018/1224/F

Improvements to established poultry farm and demolition of redundant parts and erection of additional barn and heat exchange units.

Consideration was given to the report presented by Carl Griffiths, 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 in light of prevailing policies and guidance.

Applicant: Dominic Parker (to answer questions)

DECISION: Members voted unanimously for approval as recommended, subject to conditions outlined within the report.

- q) Necton: Town Farm, Chantry Lane: Reference: 3PL/2018/1340/F

Proposed residential development for five dwellings.

Consideration was given to the report 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.

No representations were made.

DECISION: Members voted 7 x 1 for approval as recommended.

- r) Quidenham: Richard Johnston Ltd, Unit 16 Harling Road, Snetterton: Reference: 3PL/2018/1525/VAR

Variation of conditions Nos 2, 3, 6 on 3PL/2012/0477/F Erection of two warehouse buildings (Units 15 and 16) on 3PL/2012/0477F.

Consideration was given to the report presented by Rebecca Collins, Head of Major Projects.

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

No representations were made.

Action By

DECISION: Members voted unanimously for approval as recommended, subject to conditions as outlined within the report.

s) Rocklands: Church Farm, Rocklands Road: Reference: 3PL/2018/1366/F

This application sought permission for 2 no poultry breeder sheds and associated feed bins.

Consideration was given to the report presented by Rebecca Collins and Head of Major Projects.

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 in light of prevailing policies and guidance.

Agent: Charlie Davidson (C E Davidson Ltd)

DECISION: Members voted unanimously for approval as recommended, subject to conditions outlined within the report and not receiving objections from Historic England.

t) Saham Toney: Saham Tythe Barn Chequers Lane: 3PL/2018/1583/O

The application sought outline permission for a Residential Development.

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 in light of prevailing policies and guidance.

Applicant: Nigel Garioch

Parish Council: Jill Glenn (Clerk to Saham Toney Parish Council)

Objector: Mr Blow

DECISION: Members voted unanimously for approval as recommended, subject to conditions outlined within the report.

u) Snetterton: Snetterton Business Park Limited: Reference: 3PL/2018/0116/F

Change of use from shops, cafes and storage (A1/A3/B8) to offices, general industrial storage and distribution and assembly and leisure (B1a/B2/B8/D2) together with external alterations.

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.

Action By

No representations were made.

DECISION: Members voted unanimously for approval as recommended, with delegated authority to consult with Highways England to resolve their latest comments, subject to the consultation response from National Grid and subject to the conditions outlined within the report.

v) Weasenham St Peter: Massingham Road: Reference: 3PL/2018/1217/O

Erection of five dwellings.

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 in light of prevailing policies and guidance.

Agent: Nick Moys (Brown & Co)

Supporter(s): Mrs Ferry
Mr Cooper

Objector: Kathryn Hargreaves

DECISION: Members voted 8 x 1 for approval as recommended, subject to the conditions outlined within the report and an additional condition regarding the ongoing maintenance of the adjacent open land.

32/19 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE

Noted.

33/19 APPEALS DECISIONS (FOR INFORMATION)

Noted.

The meeting closed at 3.25 pm

CHAIRMAN